

FOR SALE

AMV: €255,000

File No. d174.CWM



ROSSLARE STRAND, CO. WEXFORD

- Located on Strand Road, directly across the road from Rosslare's 'Blue Flag Beach'
- Rosslare Strand is widely regarded as Ireland's premier holiday resort, the property is located within 250mtrs of Kelly's Resort Hotel & Spa and 1.5km of Rosslare Golf Club
- A superb 3 bedroomed family home extending to c. 82 sq.m. / c. 861 sq.ft.
- End of terrace with gated off street parking to the rear.
- Acc. briefly comprises; entrance hallway, sitting room, kitchen/dining room, guest w.c. 3 bedrooms (1 en-suite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

No 1 Strand Avenue, Rosslare Strand

The Strand Road location is prime for anyone looking for a home in Rosslare Strand. No. 1 Strand Avenue is a superb 3 bed two-storey end of terrace home situated directly across the road from the beach on Strand Road, in Ireland's premier holiday resort. All amenities are literally on your doorstep including; supermarket, pharmacy, pub, restaurants, hotels including the renowned Kelly's Resort Hotel & Spa. It is within an easy stroll of church, creche, school and playground. Endless walks on the beach await on the Rosslare's 'Blue Flag' Beach. It would be an ideal home either for a permanent occupier, a retired person or obviously a summer residence. The property was built c. 2014 and has been lovingly maintained by the current owner. It is presented in for sale in excellent condition.

Viewing comes highly recommended and is by prior appointment with the sole selling agents only. To arrange a suitable viewing time contact Kehoe & Assoc. at 053 9144393 or by email: sales@kehoeproperty.com

Rosslare Strand



ACCOMMODATION

Entrance Hallway	2.99m x 1.63m	Solid timber flooring with telephone point and electric points
Sitting Room	4.22m x 3.23m	Timber engineered flooring with large corner bay window, large fireplace with timber surround, tv point, electric point with double doors leading to kitchen dining area
Kitchen	4.97m (max) x 3.32m	Tiled floor with floor and eye level fitted kitchen cabinets with hotpress in corner. Electrolux oven, 5 ring hob, extractor fan, stainless steel sink with lots of counter space, with tiled splash back, space for fridge, Bosch classic washing machine and under counter Power Point fridge. Large glass door onto closed patio area with south-west facing views.
Enclosed patio	5.40m x 2.51m	Concrete flooring with new Firebird burner and oil tank, Ample space for wet gear, surf boards and buggy boards.
Guest w.c	1.70m x 1.09m	Tiled flooring, whb with tiled splash back and wc.
Landing	2.82m x 1.94m	Solid timber tongue and groove timber flooring staircase leading to landing with hatch to attic.
Bedroom 1	3.77m x 2.61m	Tongue and groove flooring, large corner window with seaview's, built in wardrobe and en-suite.
Ensuite	1.97m x 1.52m	Tongue and groove flooring, corner tiled shower stall enclosed with Triton t90z shower, whb with tiled splashback mirror and light overhead and wc.
Bedroom 2	2.85m x 2.88m	Rear Facing, Tongue and groove flooring, space for 2 single beds, electric points, large corner window over rear courtyard and built-in wardrobes.
Bedroom 3	3.65m (max) x 2.25m	Tongue and groove flooring single beds and lockers, electric points, built in wardrobes.

Total Floor Area: c. 85 sq.m./ 916 sq.ft.



Features

- Steps away from the sandy beach
- Adjacent to every amenity
- 3 bedrooms, 2 bathrooms
- Extending to c. 82 sq.m. / 861 sq.ft.
- Presented in excellent condition.

Services

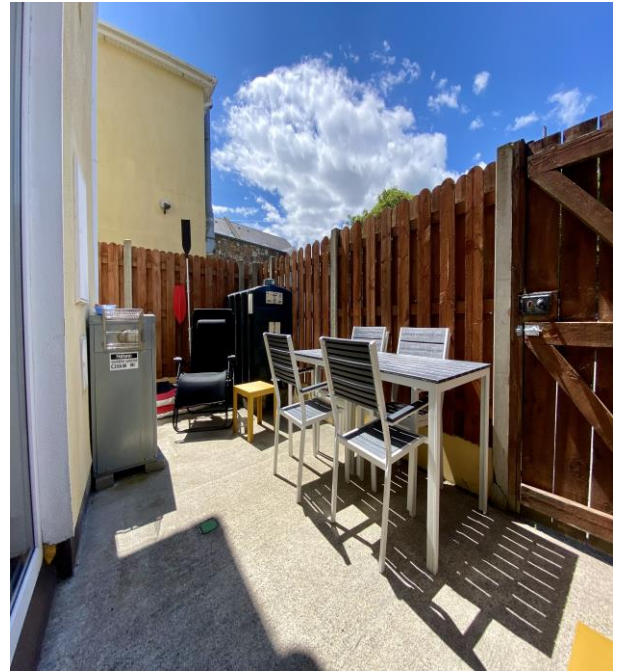
- Mains water
- Mains sewerage
- Broadband available
- OFCH

Outside

- Gated area to the rear
- Westerly facing patio area (enclosed)
- Off-street parking, two carparking spaces
- Pedestrian access at the front.

Directions: Eircode: Y35 WK58





Building Energy Rating (BER): C3 BER No. 115224974
Energy Performance Indicator: 217.53 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Sales Agent
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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141

