

FOR SALE

AMV: €260,000

File No. d130.BF



No. 1 Thorndale, Rosslare Harbour, Co. Wexford

- This conveniently located three bedroomed detached family home enjoys an excellent location in the village of Rosslare Harbour. It is literally 5 minutes' walk from amenities such as church, post office, supermarket, pharmacy, medical centre.
- This spacious home has been meticulously maintained and is presented to the market in pristine condition. No. 1 Thorndale offers flexible accommodation with a large double bedroom at ground floor level and two further double bedrooms upstairs.
- Given its proximity to the coastline, coastal walks, dunes and the nearby St. Helens Beach it also has potential as a holiday home or weekend retreat.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

No. 1 Thorndale, Rosslare Harbour, Co. Wexford

General Description: This conveniently located three bedroomed detached family home enjoys an excellent location in the village of Rosslare Harbour. It is literally 5 minutes' walk from amenities such as church, post office, supermarket, pharmacy, medical centre. A 10 minute' walk will take you to the Rosslare Euro Port with daily sailings to the UK and Mainland Europe. There are multiple train and bus connections to Wexford and in turn Dublin. The local primary school is less than a 15 minutes' walk from the property and there are secondary school bus services from the village. This spacious home has been meticulously maintained and is presented to the market in pristine condition. No. 1 Thorndale offers flexible accommodation with a large en-suite double bedroom at ground floor level and two further double bedrooms upstairs.

Outside there is a brick drive providing off-street parking with garden to the front. Nicely planted, totally enclosed low maintenance rear garden with sunny aspect perfect for outdoor dining. Given its proximity to the coastline, coastal walks, dunes and the nearby St. Helens Beach it also has potential as a holiday home or weekend retreat. Early viewing of this superb family home comes highly recommended.

For further details and appointment to view contact Wexford Auctioneers Kehoe & Associates 053 9144393



ACCOMMODATION

Entrance Hallway	5.87m x 1.99m	With coving, timber floor, solid wood stairs to first floor and understairs storage press.
Sitting Room	5.03m x 4.10m	With feature bay window, coving, sandstone open fireplace with back boiler supplementing the heating and timber floor.
Kitchen	6.36m x 2.96m	With excellent range of built-in floor and eye-level units, integrated hob, extractor, oven, microwave combi oven, plumbed for washing machine, double bowl sink unit, part tiled walls, part tiled/part timber floor, coving and sliding patio doors to rear garden. Hotpress with dual immersion.
Bedroom 1	3.49m x 3.17m	With excellent range of built-in wardrobes, coving, timber floor and shower room ensuite.
En-suite	2.25m x 0.86m	Fully tiled, shower stall with power shower, w.c. and w.h.b.
First Floor		
Bedroom 2	4.93m x 3.67m	With built-in wardrobes and timber floor.
Family Bathroom	3.18m x 2.10m	Fully tiled, bath with shower mixer taps and electric shower over, w.c. and w.h.b. Built-in storage press and timber floor.
Bedroom 3	4.94m x 3.50m	With built-in wardrobes and timber floor.

Total Floor Area: c. 129 sq.m. / 1,388 sq.ft.





Features

- Convenient village centre location.
- Walking distance to all amenities
- Regular bus and train services
- Close to St. Helens Beach
- Accessible to primary & secondary schools.

Outside

- Brick drive providing off-street parking.
- Enclosed rear garden with sunny aspect
- Low maintenance planting
- Paved & gravelled patio areas
- Garden shed with power and lights

Services

- Mains water
- Mains electricity
- Mains drainage
- Dual OFCH & SFCH
- Wall & attic insulation upgraded

Note: The property is offered for sale including curtains, blinds, light fittings, hob, extractor, oven, microwave combi oven.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

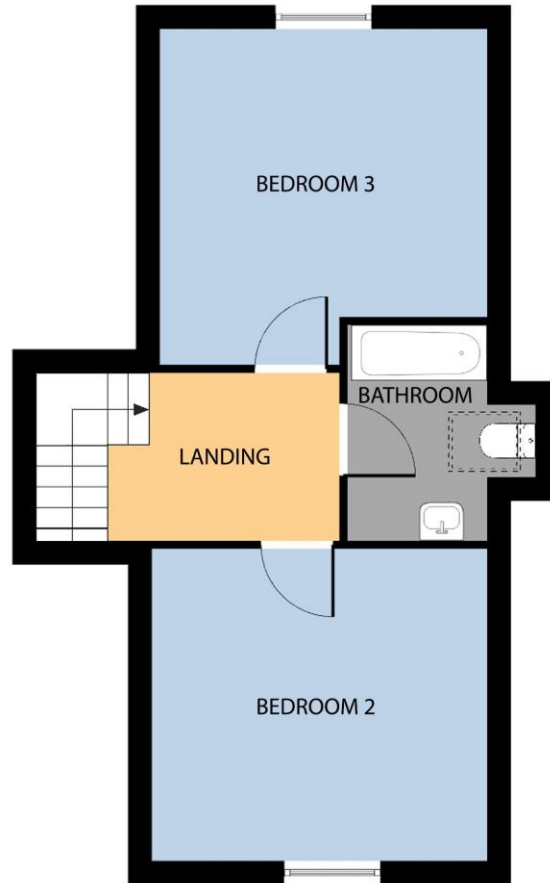
Directions: On entering Rosslare Harbour take the right turn immediately after the Euro Lodge and before the Church. Take the second left into Thorndale and No. 1 is the first house on the left.

Eircode Y35 YH59

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): C2 BER No. 102548278
Energy Performance Indicator: 190.94 kWh/m²/yr

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

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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