

FOR SALE

AMV: €160,000

File No. d255.CWM



Apt. 11 New Haven, Rosslare Strand, Co. Wexford

- Located on Mauritiustown road, just off the Rosslare's 'Blue Flag Beach'.
- Rosslare Strand is widely regarded as Ireland's premier holiday resort.
- The property is located within 1.5km of Kelly's Resort Hotel & Spa and 2.5km of Rosslare Golf Club.
- A superb 2 bedroom ground floor apartment extending to c. 69 sq.m. / c. 737 sq.ft.
- Acc. briefly comprises; hallway, open plan kitchen/living/dining area, 2 bedrooms (master en-suite), bathroom and hotpress.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Apt. 11 New Haven, Rosslare Strand Co. Wexford

Mauritiustown Road location is prime for anyone looking for a home in Rosslare Strand. No. 11 New Haven is a superb 2 bed ground floor apartment. Situated nearby the road to the beach in Ireland's premier holiday resort. All amenities are within walking distance including; supermarket, pharmacy, pub, restaurants, hotels including the renowned Kelly's Resort Hotel & Spa, 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 accommodation comprises; hallway, open plan kitchen/living/dining area, 2 bedrooms (master en-suite), bathroom and hotpress. To the rear there is a shared (with Apt. 12) southerly facing patio area.

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



ACCOMMODATION

Communal Door		With security lock
Inner Hallway	5.77m x 1.99m	With line flooring. Door to No. 11 Apartment
Apartment		
Hallway	6.80m x 1.15m	Carpet flooring, electric fuse box, alarm.
Storage Press		
Open Plan	6.80m x 5.43m	Timber laminate flooring, feature fireplace with marble tile & timber surround. Electric heaters throughout, dual aspect windows, elevated breakfast bar. Kitchen Area: floor & eye level cabinets, Creda convection oven & Belling electric 4-ring hob and extractor fan overhead (unlikely to be in working condition). Stainless steel sink with damaged kitchen cabinets underneath.
Kitchen/Living/Dining Area	(max)	
Bedroom 1	4.58m x 4.08m	Carpet flooring, storage heaters, wall & ceiling lights, t.v. sockets. Door to hotpress. En-suite – lino flooring, large tiled shower stall with glass door & Triton T90 electric shower. W.C., w.h.b. with tiled splashback, shelf & light overhead. Wall mounted cabinet.
Hotpress		With dual fuel immersion.
Bedroom 2	3.68m x 2.76m	Carpet flooring, storage heaters, wall & ceiling lights.
Bathroom	2.32m x 1.88m	Lino flooring, bath with shower head faucet, wall mounted cabinets, w.c., w.h.b., with tiled splashback & lighting overhead. Creda heater.

Total Floor Area: c. 69 sq.m. / 737 sq.ft.

Rosslare Strand





Features

- Steps away from Rosslare's Blue Flag Beach
- Adjacent to every amenity
- 2 bedrooms, 2 bathrooms
- Extending to c. 69 sq.m. / 737 sq.ft.

Outside

- Communal parking
- South facing shared patio area (shared with Apt. 12)
- Small complex of only 4 apartments

Services

- Mains water
- Mains drainage
- Storage heaters
- Broadband available

Please Note: The Property Management Firm is Citadel Property Management – the fees in 2022 were quoted at €847.70.

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: Eircode: Y35 V667



Kelly's Resort Hotel & Spa



Rosslare's Blue Flag Beach



Building Energy Rating (BER): D2 BER No. 115556615
Energy Performance Indicator: 264.38 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