

FOR SALE

AMV: €190,000

File No.c940. BF



7 Barryville Court, Rosslare Harbour, Co. Wexford

- **Compact 2 bedroomed detached bungalow located in this mature residential development in the heart of Rosslare Harbour.**
- **This property would make an ideal retirement home or coastal retreat within easy reach of the fabulous coastal path with it's magnificent sea views, sheltered sandy beach and endless kilometers of dunes perfect for a leisurely stroll or energetic walk.**
- **The property is in need of upgrading and modernisation but with a little effort and imagination would make a lovely home.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**



**Kehoe
& ASSOC.**

7 Barryville Court, Rosslare Harbour, Co. Wexford

Description: Compact 2 bedroomed detached bungalow located in this mature residential development in the heart of Rosslare Harbour. This location offers a host of essential amenities all within easy walking distance of the property including supermarket, church, primary school, pharmacy, medical centre, hotels and social club. The property is also within walking distance of Rosslare Euro Port and regular bus/rail services.

This property would make an ideal retirement home or coastal retreat within easy reach of the fabulous coastal path with it's magnificent sea views, sheltered sandy beach and endless kilometers of dunes perfect for a leisurely stroll or energetic walk. The fabulous sandy beach and golf course at St. Helen's Bay is only a couple of minutes' drive away.

The property is in need of upgrading and modernisation but with a little effort and imagination would make a lovely home. The accommodation briefly comprises entrance hall, sitting room, dining room, kitchen, 2 x double bedrooms and bathroom. There is also an extension to the side housing a studio and workshop.

There is a garden to the front with concrete drive providing off street parking. Enclosed rear garden with lovely sunny aspect. Superb retirement home or coastal retreat in this convenient village centre location. Viewing highly recommended – contact Wexford Auctioneers Kehoe & Associates 053-9144939.

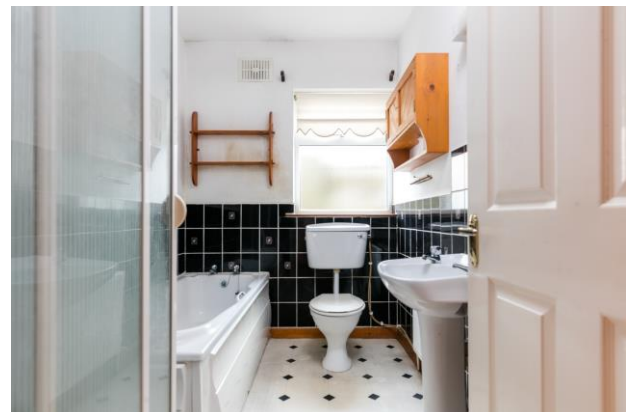




ACCOMMODATION

Entrance Hallway	6.38m x 1.47m	Laminate flooring, hotpress with dual immersion
Sitting Room	3.56m x 3.15m	Timber flooring, marble open fireplace, solid fuel stove
Dining	3.32m x 3.15m	Laminate flooring
Room/Bedroom 3		
Kitchen	4.76m x 2.57m	Built-in units, electric cooker, plumbing for washing machine, door to outside
Bedroom 1	3.56m x 2.67m	Laminate flooring, w.c., w.h.b
Bathroom	2.67m x 1.77m	Tiled shower stall with electric shower, bath, w.c., w.h.b., part tiled walls
Bedroom 2	4.13m x 2.68m	W.c., w.h.b

Total Floor Area c. 70.43 sq. m/ c. 758 sq. ft.





Features

- Convenient village centre location
- Ideal retirement bungalow
- Walking distance to all essential amenities
- Close to bus/rail services

Outside

- Front garden
- Concrete drive
- South facing rear garden
- Studio and workshop (8.9m x 2.84m)

Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH

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

DIRECTIONS: : From Wexford town proceed to Rosslare Harbour, turn right at the church onto St. Martins Road. Continue passing the Bank of Ireland and the Railway Social Club on the right-hand side and Barryville Court is the next development on the right. Proceed into Barryville Court follow the road around to the left and then right and No. 7 is on the left-hand side. For Sale Sign. Y35F6V9

GROUND 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): E1 BER No. 116308578
Energy Performance Indicator: 306.73 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. PRA No. 002141

