

FOR SALE

AMV: €440,000

File No.d364. BF



20 Clearwater Cove, Rosslare Strand, Co. Wexford

- Substantial 3 bedroomed detached residence tucked away on a large corner site overlooking the green area in this in this mature private development.
- Conveniently situated close to the fabulous beaches and vast array of amenities available in Rosslare Strand – Ireland’s premier holiday resort.
- Enclosed rear garden with extensive brick patio area and lovely sunny aspect perfect for outdoor dining. Garden to the front with cobble-lock parking bays adjacent.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

20 Clearwater Cove, Rosslare Strand, Wexford

Description: Substantial 3 bedroomed detached residence tucked away on a large corner site overlooking the green area in this in this mature private development. Clearwater Cove is located within easy walking distance of Rosslare's Blue Flag beach, shops, hotels, restaurants, bus/rail services and all amenities.

The property has been well maintained over the years and is presented to the market in excellent condition throughout. Tastefully decorated and finished to a high standard with travertine tiled flooring, stylish fitted kitchen and contemporary bathrooms. No. 20 Clearwater Cove boasts spacious interlinking reception rooms that flow seamlessly into the south facing garden providing the perfect setting for entertaining and hosting family occasions. Upstairs there is a spacious master bedroom suite with walk-in wardrobe and bathroom ensuite, two additional double bedrooms and shower room.

The rear garden is totally enclosed with extensive brick patio area and lovely sunny aspect perfect for outdoor dining. Garden to the front with cobble-lock parking bays adjacent.

Clearwater Cove is an ideal location for a holiday home or weekend retreat. Conveniently situated close to the fabulous beach and vast array of amenities available in Rosslare Strand – Ireland's premier holiday resort. Viewing comes highly recommended and is by prior appointment with the sole selling agents only. For further information and viewing arrangement contact Wexford Auctioneers Kehoe & Associates 053-9144393.

Rosslare Strand



ACCOMMODATION

Entrance Hallway	2.79m x 2.55m	With travertine floor.
Guest w.c.	1.72m x 1.35m	With wainscotting w.c and w.h.b. and travertine floor.
Sitting Room	4.50m x 4.12m	With timber panelled walls, feature open fireplace with Spanish basket, recessed lighting and open plan to:
Sunroom	3.05m x 3.56m	With sliding patio doors to rear garden and open plan to spacious L shaped Kitchen/Dining Area.
Dining Area	4.44m x 4.04m	With travertine tiled floor, sliding patio door to rear garden and open plan to:
Kitchen	5.12m x 3.46m	With excellent range of built-in units, island unit with breakfast bar, solid wood work-tops throughout, integrated dishwasher, Range style gas & electric cooker, glass splash back, extractor, American Style fridge freezer, cloaks closet and travertine floor.
Utility Room	1.79m x 2.35m	With excellent range of built-in storage presses, washing machine, tumble dryer, stainless steel sink unit, travertine floor and door to outside.





ACCOMMODATION

First Floor

Bedroom 1	4.56m x 3.54m	With walk-in wardrobe, bathroom ensuite and recessed lighting.
Walk-in Wardrobe	2.31m x 1.70m	Fully fitted with tiled floor, hanging space and shelving.
Ensuite	2.89m x 2.44m	Fully tiled with porcelain tile, double ended bath with Shower mixer taps, His & Hers vanity basins with built-in storage beneath, shower stall, w.c and heated towel rail.
Bedroom 2	3.38m x 3.18m	With feature box window and recessed lighting.
Bedroom 3	3.39m x 3.45m	With recessed lighting.
Hotpress		With dual immersion.
Shower Room	2.74m x 2.46m	Fully tiled with porcelain tile, walk-in shower, vanity w.h.b. with marble top and storage underneath, w.c. and heated towel rail.

Total Floor Area: c. 168 sq.m. (c. 1,808.34sq.ft.)



Features

- Substantial detached residence
- Excellent accommodation with spacious reception rooms
- Mature private development
- Close to beach and all amenities

Outside

- Enclosed rear garden with sunny aspect
- Exceptionally private
- Extensive cobble-lock patio area
- Parking bays to the front

Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

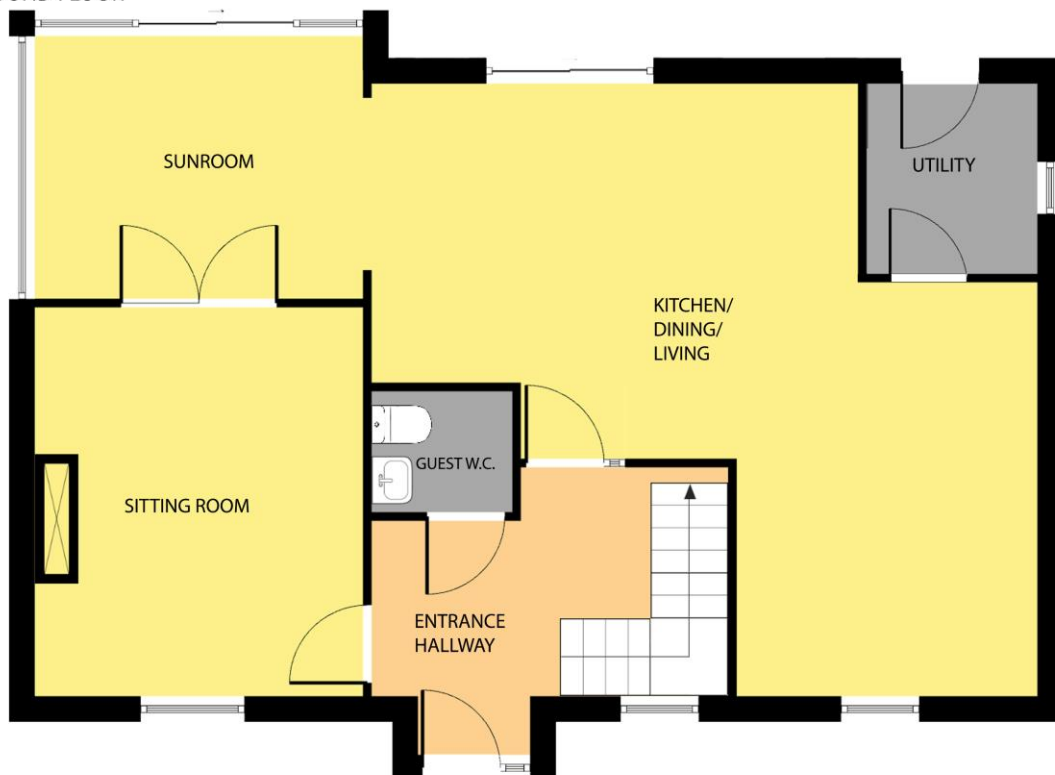
NOTE: All carpets, curtains, blinds, light fittings and electrical appliances are included in the sale. All pictures, ornaments and personal items are expressly excluded from the sale. Service Charge €1,300 per annum.

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

DIRECTIONS: Proceed along Strand Road with the sea on your left-hand side. Continue up the hill and follow the road around to the right towards Mauritiustown and Clearwater Cove is on the left-hand side. Proceed into Clearwater Cove keep right after the green area and immediately left and No. 20 is on the right hand-side. For Sale Sign. Y35FH52



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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FIRST FLOOR



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Building Energy Rating (BER): C1 BER No. 107171423

Energy Performance Indicator: 166.82 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

