

FOR SALE

AMV: €347,000

File No. c245. BF



3 Mauritius Bay, Rosslare Strand, Co. Wexford

- 3 bedroomed detached residence tucked away in a quiet cul-de-sac of only three houses.
- 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 patio area with sunny aspect.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

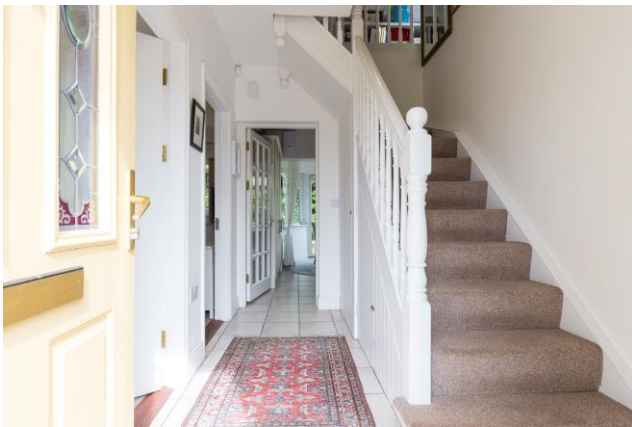


**Kehoe
& ASSOC.**

3 Mauritius Bay, Rosslare Strand, Co. Wexford

Description: An exceptional 3 bed home enjoying a quiet cul-de-sac location, within easy walking distance of Rosslare Strand's 'Blue Flag' beach. 3 Mauritius Bay is an ideal location for a family home, holiday home or weekend retreat where you can enjoy a round of golf nearby on the only true 'links' golf course in the south east or unwind at the renowned Kelly's Resort Hotel & Spa. The latter has recently opened an exceptional indoor/outdoor dining experience restaurant aptly named 'The Sea Rooms', which offers guests exquisite views of the Irish sea.

Rosslare Strand offers something for everybody, whether that's enjoying a cup of coffee, a glass of wine, live bar music or a long walk on the beach. Other amenities in the area include Rosslare National School, supermarket, church, pharmacy, playground, creche, Rosslare Strand AFC, Rosslare Watersports Centre, tennis and crazy golf. This is a beautifully presented home and we strongly recommend early viewing. For further details and appointment to view contact Wexford Auctioneers Kehoe & Assoc. 053 9144393





ACCOMMODATION

Entrance Hallway	3.37m x 2.08m	Tiled floor, understairs storage press and hot press with dual immersion
Living Room	4.16m x 4.00m	With electric fire, bow window, laminate floor and open plan to:
Kitchen	6.24m x 2.54m	With excellent range of floor and eye level units, electric cooker, extractor, microwave, dishwasher, washing machine, tumble dryer, American style fridge freezer, part tiled walls, tiled floor and open plan to:
Dining Room	2.04m x 2.36m	With tiled floor and door to outside.
Bedroom 1	3.99m x 3.03m	With shower room ensuite.
Ensuite	1.85m x 1.61m	Fully tiled, shower stall, w.c. and w.h.b.
Guest w.c.	1.29m x 1.88m	Tiled floor, w.c. and w.h.b.
First Floor		
Bedroom 2	3.35m x 2.72m	With feature-stained glass porthole window, access to eave's storage space and closet space.
Bathroom	1.93m x 1.48m	Tiled walls, bath with shower mixer taps, w.c. and w.h.b.
Bedroom 3	3.33m x 2.38m	With feature-stained glass porthole window and access to eave's storage.

Total Floor Area: c.98 sq.m. (c. 1,054 sq.ft.)



Rosslare Strand



Features

- Quiet cul-de-sac of only 3 houses
- Really sunny aspect
- uPVC double glazed windows
- Exceptionally good condition
- Detached with side access on both sides.

Outside

- Garden
- Extensive brick driveway
- Totally enclosed private rear garden
- Barna shed
- Brick patio area & raised flower bed around perimeter

Services

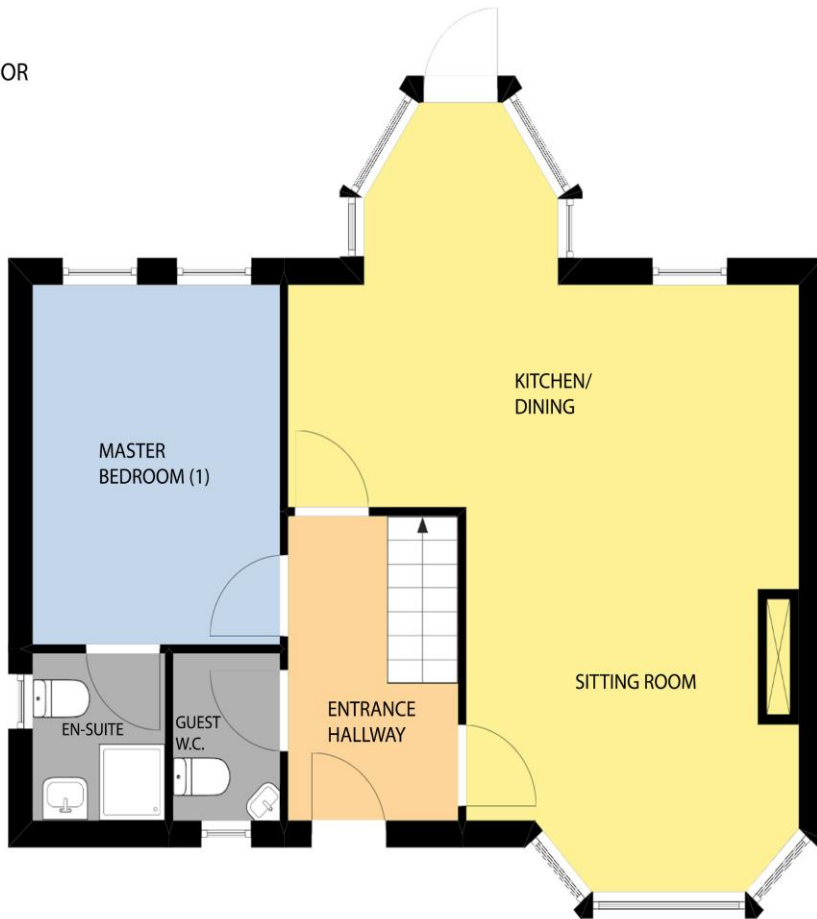
- Electric Heating
- Slate roof
- Alarm

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

DIRECTIONS: Proceed to Rosslare Strand, when you come to the first roundabout turn right and proceed for approximately 100m and turn right into a cul-de-sac known as 'Mauritius Bay'. The property for sale is the third house on the right (For Sale signs) **Eircode Y35YH48**



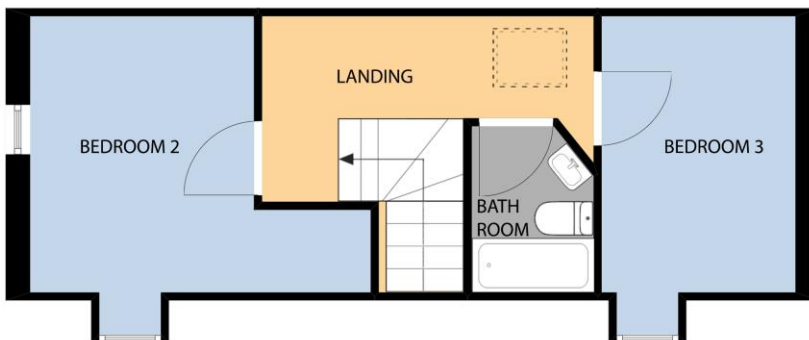
GROUND FLOOR



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.



FIRST FLOOR



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Building Energy Rating (BER): D1 BER No. 111462842
Energy Performance Indicator: 245.95 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 that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

