

FOR SALE

AMV: €280,000 (Fully Furnished)

File No.d424. BF



No.1 Augusta, Rosslare Strand, Co. Wexford

- Charming three bedroomed detached holiday cottage located in Augusta, Southfields, Rosslare Strand, Wexfords' Premier Holiday Resort. Conveniently positioned within walking distance of Strand Road, the fabulous Blue-Flag Beach, pubs, restaurants, cafes and all that Rosslare Strand has to offer.
- The property is finished to a high standard, decorated in a fresh neutral pallet with the occasional pop of colour and polished porcelain tiled flooring throughout the ground floor. Presented in pristine condition and offered for sale fully furnished, the perfect turn-key package, just walk in unpack and enjoy.
- This is the ultimate lock up and leave coastal retreat perfectly located to enjoy all the Sunny South East has to offer. Early Viewing is highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393 of info@kehoeproperty.com
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

No.1 Augusta, Rosslare Strand, Co. Wexford

Description: Charming three bedroomed detached holiday cottage located in Augusta, Southfields, Rosslare Strand, Wexfords' Premier Holiday Resort. Conveniently positioned within walking distance of Strand Road, the fabulous Blue-Flag Beach, pubs, restaurants, cafes and all that Rosslare Strand has to offer. Perfectly positioned for a ramble down Strand Road or a stroll along the beach and enjoy a tippie, coffee or bite to eat on the way home. Bus and train services are available nearby and Wexford Town home to the National Opera House and some excellent shopping/dining establishments is only 15 minutes' drive. Just 10 minutes' drive from Rosslare Euro Port.

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Nicely positioned on a spacious corner site beside the green area and overlooking the central play ground. Enclosed south westerly facing garden with extensive paved patio area and some low maintenance planting. The garden is exceptionally private and not overlooked, perfect for outdoor dining or an evening barbeque. New Adman steel shed to store the bikes and surf boards and designated parking bay to the front.

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Rosslare Strand







ACCOMMODATION

Ground Floor

Entrance Porch 2.08m x 1.33m

Living Room 3.51m x 4.79m

Kitchen 3.32m x 1.93m

Conservatory 4.58m x 3.83m

Bedroom 1 3.18m x 3.48m

Ensuite 2.47m x 0.76m

First Floor

Bedroom 2 4.42m x 2.94m

Bedroom3 4.05m x 2.05m

Showroom 3.08m x 1.22m

Storage Closet

With porcelain tiled floor and open plan to:

Living Room: With porcelain tiled floor, elevated fireplace with solid fuel stove, hotpress with dual and open plan to Kitchen and conservatory.

Kitchen: With built-in floor and eye level units, fridge-freezer, hob, extractor, oven, washing machine, part tiled walls and porcelain tiled floor.

Conservatory: With porcelain tiled floor and French doors to outside.

Bedroom 1: With porcelain tiled floor and shower room ensuite.

Ensuite: Tiled shower stall with electric shower, w.c., w.h.b. and understairs storage.

Bedroom 2: With built-in storage space.

Bedroom3: With built-in wardrobe and vanity unit.

Showroom: Tiled shower stall, w.c., w.h.b., part tiled walls and tiled floor.

Total Floor Area: c. 96 sq.m. (c. 1,033sq.ft.)





Features

- Adjacent to Blue Flag beach.
- Walking distance all village amenities.
- Turn-key package presented in pristine condition.

Outside

- Well-maintained communal gardens.
- Designated parking space
- Private south westerly facing rear garden
- Playground
- On-site tennis court

Services

- Mains water.
- Mains drainage
- Mains electricity.
- OFCH
- Eir fibre broadband

NOTE: All carpets, curtains, blinds, electrical appliance, light fittings and furniture are included in the sale. All personal items are expressly excluded from the sale. Annual Service Charge €350 per annum.

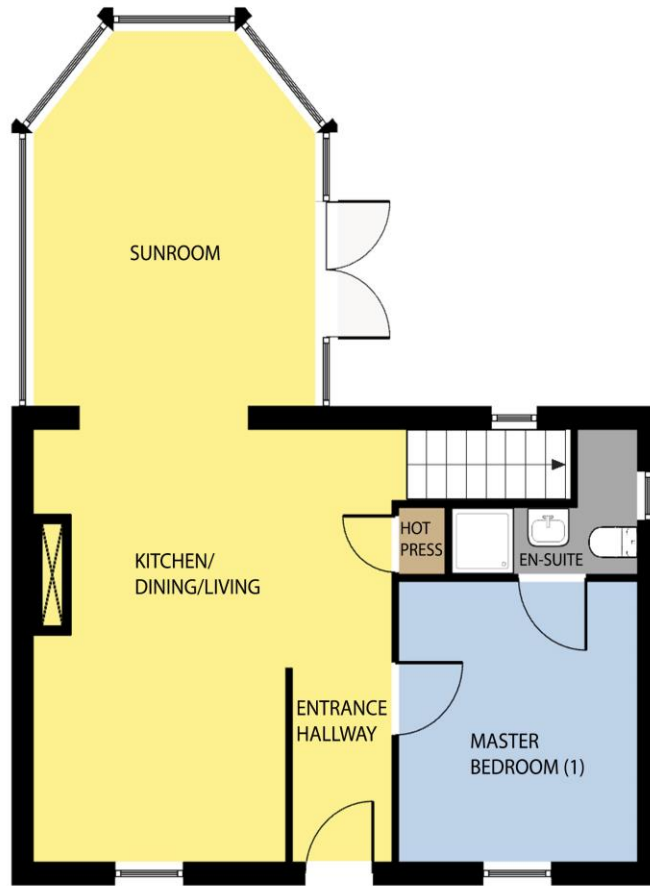
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Proceed to Rosslare Strand, fork left onto Grange Road and Southfields is the first development on the right. Proceed into Southfields past the tennis court on the left, follow the road around to the left and Augusts is the second cul-de-sac on the right. No.1 is the first house on the left. For Sale Sign. Y35V212.





GROUND FLOOR

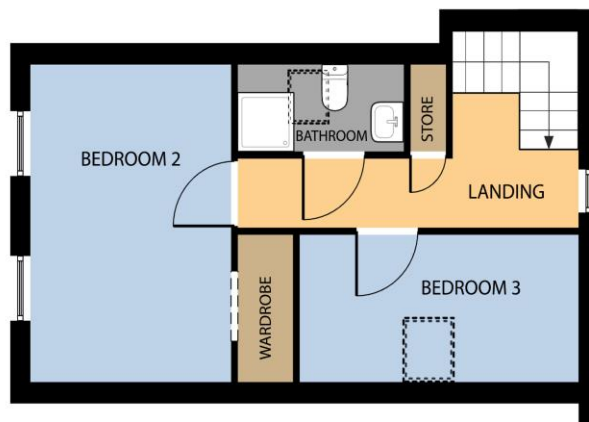


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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): D1 BER No. 116448911

Energy Performance Indicator: 229.15 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

