

FOR SALE

AMV: €247,000 (Fully Furnished)

File No.d461. BF



No.2 Bayside Court, Rosslare Strand, Co. Wexford

- Spacious 2 bedroomed ground floor apartment in this mature private complex of only 8 apartments. Conveniently positioned literally across the road from the beach, with the church, community centre and tennis courts on your doorstep.
- The property is finished to a high standard, decorated in a fresh neutral pallet with the low maintenance hard flooring throughout. 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 or info@kehoeproperty.com



**Kehoe
& ASSOC.**



Rosslare Strand Beach



No.2 Bayside Court, Rosslare Strand, Co. Wexford

Description: Spacious 2 bedroomed ground floor apartment in this mature private complex of only 8 apartments. Conveniently positioned literally across the road from the beach, with the church, community centre and tennis courts on your doorstep. Within walking distance the golf club and perfectly positioned for a stroll down to the burrow. The fabulous Blue-Flag Beach, pubs, restaurants, cafes, hotels and all that Rosslare Strand has to offer are all within easy reach. 2 Bayside Court offers the perfect lock up and leave bolt hole in Wexford's premier holiday resort. 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.

The property is finished to a high standard, decorated in a fresh neutral pallet with the low maintenance hard flooring throughout. Presented in pristine condition and offered for sale fully furnished, the perfect turn-key package, just walk in unpack and enjoy.

This ground floor apartment has own door access, private patio area, designated parking space, outdoor storage closet and use of the surrounding communal garden.

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ACCOMMODATION

Entrance Hallway	1.96m x 2.48m	With laminate floor and walk-in hotpress with dual immersion.
Inner Hallway	2.34m x 0.76m	With laminate floor.
Bedroom 1	3.84m x 3.01m	With laminate floor and shower room ensuite.
Ensuite	2.05m x 1.69m	Tiled shower stall with electric shower, w.c., w.h.b. and vinyl floor
Bedroom 2	3.45m x 2.97m	With laminate floor.
Bathroom	1.96m x 1.94m	Bath with shower mixer taps, w.c., w.h.b., part tiled walls and vinyl floor.
Open Plan Kitchen / Dining / Living Room	5.80m x 4.58m	With excellent range of floor and eye level units, hob, extractor, oven, dishwasher, fridge freezer, breakfast bar, fireplace with electric fire, laminate floor and door to private terrace.

Total Floor Area: c. 79.29 sq.m. (c. 853 sq.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 patio area.
- Outdoor storage closet.

Services

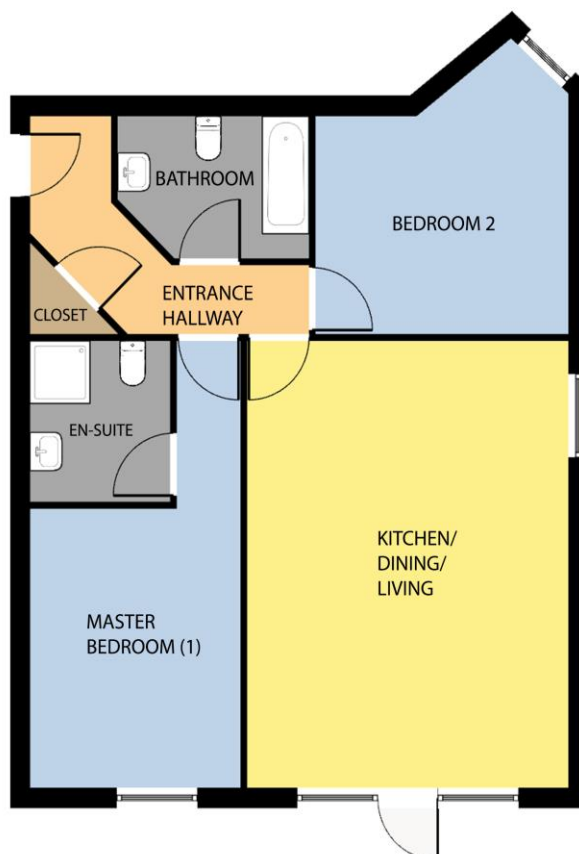
- Mains water.
- Mains drainage
- Mains electricity.
- Electric heating

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 €995 per annum.

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

DIRECTIONS: Proceed along Strand Road passing Kelly's Resort Hotel on the right and the Coast Hotel on the left. Continue past the junction with Grange Road and Bayside Court is on the left-hand side. For Sale Sign. Y35V832

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): C1 BER No. 116581083

Energy Performance Indicator: 172.04 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

