

FOR SALE

AMV: €420,000

File No. b324.BF



16 Cedar Court, Rosslare Strand, Co. Wexford

- Charming 3 bedroomed detached bungalow in a stunning location tucked behind the dunes only a stones' throw from the fabulous Blue Flag beach and just off Strand Road. Perfectly positioned for a morning walk on the beach or down along the burrow to enjoy all the natural beauty of this wonderful coastline.
- Location doesn't get much better than this, walk out your back door head out through the back gate, stroll down the lane and over the dunes and you are on the beach in less than 5 minutes, no roads or traffic to negotiate.
- 16 Cedar Court has been modernised and upgraded over the years and is presented to the market in pristine condition. The location here is really quite special – tucked in behind the dunes and only a short stroll from all the amenities Rosslare Strand has on offer.
- Early viewing of this well positioned property comes highly recommended, for viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393

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Charming 3 bedroomed detached bungalow in a stunning location tucked behind the dunes only a stones' throw from the fabulous Blue Flag beach and just off Strand Road. Perfectly positioned for a morning walk on the beach or down along the burrow to enjoy all the natural beauty of this wonderful coastline. Enjoy a stroll along Strand Road to sample some of the delights the local hotels, pubs, restaurants, cafes and Gelateria have to offer. Rosslare Strand Wexford's Premier Holiday Resort has a host of excellent amenities on offer including golf, water-sports and tennis. Shops, post office, pharmacy, church, medical centre, and bus/rail services are all within easy walking distance.

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16 Cedar Court has been modernised and upgraded over the years and is presented to the market in pristine condition. This light filled property is tastefully decorated in an attractive neutral pallet with quality finish throughout and an emphasis on ease of maintenance. Modern fitted kitchen, contemporary bathrooms, porcelain tile/laminate flooring, slide-robes, triple glazing and electric panel heaters. Offered for sale furnished and ready for immediate occupation.

Outside there is a concrete drive and parking bay to the front offering ample off-street parking. Private enclosed garden to the rear fully paved with a nicely planted border around the perimeter. With the perfect southerly aspect this outdoor space is the true definition of a room outside providing the perfect setting for al fresco dining or an evening barbeque. Pop out through the back gate and down the laneway and you are on the beach in less than 5 minutes. Ramble back after your swim to enjoy the luxury of the hot outdoor shower. The location here is really quite special – tucked in behind the dunes and only a short stroll from all the amenities Rosslare Strand has on offer.

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ACCOMMODATION

Entrance Hallway	4.64m x 1.15m	With laminate floor. Access to attic via Stairs and attic is part floored for storage.
Utility Room	1.76m x 1.52m	With built-in shelving, washing machine and porcelain tiled floor
Bedroom 1	2.93m x 2.89m	With slide-robes, vanity unit, laminate floor and shower room ensuite.
En-suite	2.14m x 1.06m	Fully tiled, shower stall with electric shower, vanity w.h.b., w.c. and heated towel rail.
Bedroom 2	3.70m x 3.08m	With slide-robes and laminate floor.
Bedroom 3	2.56m x 2.51m	With storage closet and laminate floor.
Bathroom	3.10m x 2.91m	Wet-room style shower, bath, w.c., w.h.b. with granite surround, part tiled walls and tiled floor in quality porcelain tile and heated towel rail.
Hotpress		With dual immersion.
Sitting Room	5.56m x 3.29m	With open fireplace, laminate floor, French doors to rear garden and door to:
Kitchen	5.18m x 2.90m	With excellent range of built-in floor and eye-level units, dishwasher, 5 ring induction hob, extractor, double oven, microwave and fridge-freezer. Porcelain tiled floor.

Total Floor Area: c. 93 sq.m. / 1,001 sq.ft











Features

- Direct access to beach
- Only a short stroll from all village centre amenities
- Presented in pristine condition
- Low maintenance lock-up and leave

Outside

- Very private south facing rear garden
- Extensive paved patio area
- Nicely planted borders
- Barna shed and outdoor closet

Services

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

Please Note: All curtains, blinds, light fittings, fridge/freezer, hob, extractor, double oven, microwave, dishwasher, washing machine and most furniture are included in the sale. The following items are expressly excluded from the sale: all personal items, pictures and ornaments; the wooden chair, coal cabinet, sideboard and display cabinet in the sitting room; the painted wooden chair in the master bedroom; all garden furniture.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Proceed along Strand Road with the beach on your right-hand side, passing Kelly's Resort Hotel on the right and Cedar Court is on the right hand side just across from The Coast Hotel. Proceed into Cedar Court follow the road around to the right and No. 16 is on the right. For Sale Sign.

Eircode: Y35 KC84



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 mis-statement. 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. 107263071**
Energy Performance Indicator: 331.35 kWh/m²/yr

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

Sales Agent

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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. PRSA No. 002141

