

FOR SALE

AMV: €395,000

File No. a129. BF



4 Kinsella Meadows, Rosslare Strand, Co. Wexford

- Charming 3 bedroomed detached bungalow tucked away in a quiet cul-de-sac of only ten 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 and lovely sunny aspect.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

4 Kinsella Meadows, Rosslare Strand, Co. Wexford

Description: Charming 3 bedroomed detached bungalow enjoying a quiet cul-de-sac location, within easy walking distance of Rosslare Strand's 'Blue Flag' beach. 4 Kinsella Meadows is an ideal location for a family home, holiday home, weekend retreat or retirement home 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.

The property has been meticulously maintained, tastefully decorated and is presented to the market in pristine condition throughout. The accommodation is well laid out with generously proportioned light filled rooms, interlinking reception rooms, 3 double bedrooms and potential for an attic conversion (SPP). Concrete drive way offering ample offstreet parking and landscaped garden to the front. Exceptionally private enclosed rear garden with lovely sunny aspect perfect for outdoor dining. Extensive paved patio outdoor area ideal for an evening barbeque surrounded by a carefully chosen collection of low maintenance planting, detached garage.

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

Accommodation

Entrance Porch	2.16m x 1.78m	With tiled floor.
Living Room	5.43m x 5.46m	With solid fuel stove, feature beamed ceiling, cloaks closet and double doors to dining room. (Timber floor)
Kitchen	4.35m x 4.24m	With excellent range of solid wood floor and eye level units, integrated hob, oven and extractor, plumbing for dishwasher and door to:
Dining Room	3.54m x 3.69m	With French doors to garden. (Timber floor)
Utility Room	2.72m x 1.77m	With built-in floor and eye level units, plumbing for washing machine, stainless steel sink unit and oil fired boiler.
Bedroom 1	3.80m x 3.88m	
Bathroom	2.48m x 2.44m	Shower stall with electric shower, bath, w.c, w.h.b with part tiled walls and tiled floor.
Lobby		With hot press.
Bedroom 2	3.88m x 2.99m	
Bedroom 3	4.24m x 3.82m	With shower room en-suite.
En-Suite	2.50m x 0.84m	Shower stall with electric shower, w.c, w.h.b, part tiled walls and tiled floor.

Total Floor Area: c.132.57 sq.m. (c. 1,427 sq.ft.)





Rosslare Strand



Features

- Quiet cul-de-sac of only 10 houses
- Lovely sunny aspect
- Exceptionally good condition
- Easy walking distance to blue flag beach and all village amenities.

Outside

- Concrete drive offering ample parking.
- Totally enclosed private rear garden
- Detached garage
- Paved patio area

Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH
- 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 200m and Kinsella Meadows is on the right-hand side. Proceed into Kinsella Meadows and No. 4 is the last house on the left-hand side. For Sale signs **Eircode Y35R256**

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): D2 BER No. 106992423

Energy Performance Indicator: 277.34 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

