

FOR SALE

AMV: €275,000 (Furnished)

File No. d491.BF



41 The Cove, Rosslare Strand, Co. Wexford

- Attractive 3 bed semi-detached residence situated at The Cove within walking distance of Rosslare's 'Blue Flag' beach and all amenities.
- No. 41 The Cove offers excellent accommodation with interlinking sitting room, kitchen/dining room providing fabulous entertaining space and 3 generously proportioned bedrooms perfect for family or guests.
- The enclosed rear garden is very private and not overlooked, paved patio area perfect for outdoor dining.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



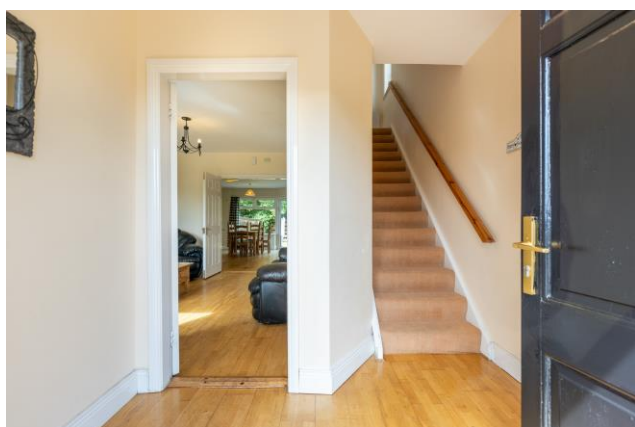
**Kehoe
& ASSOC.**

41 The Cove, Rosslare Strand, Co. Wexford

Description: Attractive 3 bed semi-detached residence situated at The Cove within walking distance of Rosslare's 'Blue Flag' beach. The Cove is an ideal location for a holiday home or weekend retreat, conveniently situated on the Mauritiustown Road, close to the fabulous Beach and the vast array of amenities available at Rosslare – Ireland's premier holiday resort. This property would also make an excellent family home close to facilities, sports and leisure clubs, primary school and the freedom this fabulous coastal location has to offer a growing family.

The property has been well maintained over the years, presented in good condition throughout and is offered for sale ready for immediate occupation. No. 41 The Cove offers excellent accommodation with interlinking sitting room, kitchen/dining room providing fabulous entertaining space and 3 generously proportioned bedrooms perfect for family or guests. It is nicely positioned in a quiet cul-de-sac with virtually no passing traffic. To the front there is a brick drive providing off-street parking. The enclosed rear garden is very private and not overlooked with paved patio area perfect for outdoor dining.

Viewing comes highly recommended and is by prior appointment with the sole selling agents only. For further details and appointment to view contact Wexford Auctioneers Kehoe & Assoc. 053 9144393.



ACCOMMODATION

Entrance Porch	2.54m x 1.80m	With timber floor.
Sitting Room	4.35m x 4.62m	With open fireplace, timber floor, understairs storage closet and double doors to:
Kitchen	5.17m x 3.86m	With built-in floor and eye level units, electric cooker, extractor, fridge dishwasher and French doors to back garden.
Utility Rpoom	1.67m x 1.68m	With tiled floor, washing machine worktop and door to outside.
Toilet	1.68m x 0.96m	With w.c., w.h.b. and tiled floor.
First Floor		
Bedroom 1	3.01m x 3.12m	With built-in wardrobes and shower room ensuite.
Ensuite	2.54m x 1.18m	With tiled shower stall with power shower, w.c., w.h.b. and tiled floor.
Bedroom 2	3.55m x 2.70m	With built-in wardrobe.
Bedroom 3	2.53m x 2.93m	
Bathroom	1.70m x 2.00m	Bath with electric over, w.c. and w.h.b.
Hotpress		With dual immersion.

Total Floor Area: c. 101sq.m. (c. 1,087sq.ft.)





Features

- Fully furnished ready for immediate occupation
- Quiet cul-de-sac location
- Walking distance of 'Blue Flag Beach'
- Within easy reach of all village amenities

NOTE: For sale including all carpets, curtains, blinds, electrical appliances, light fittings, and furniture. Residents Association €100 per annum.

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

DIRECTIONS: Proceed into Rosslare Strand along Station Road and turn right at the T junction onto Strand Road. Proceed up the hill and follow the road to the right onto the Mauritiustown Road. Continue over the railway bridge and The Cove is the first development on the right-hand side. Proceed into the development follow the road around to the left take the 2nd right and No 41 is on the left-hand side. (For Sale Sign) **Eircode Y35FC93**

Outside

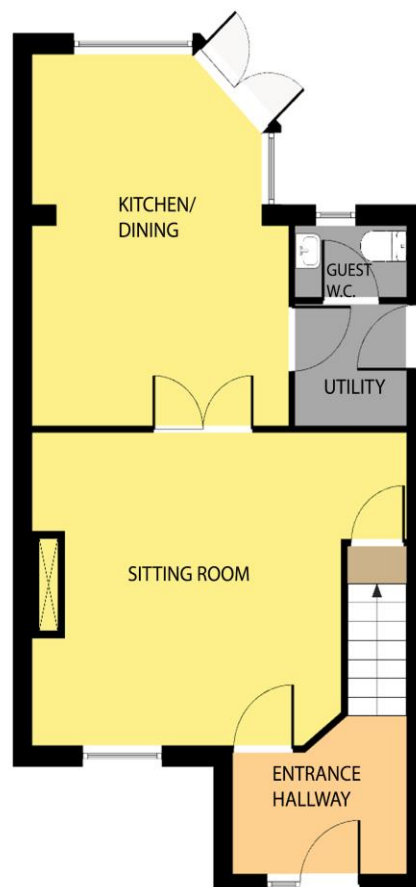
- Brick drive
- Private rear garden
- Paved Patio area
- Side access

Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

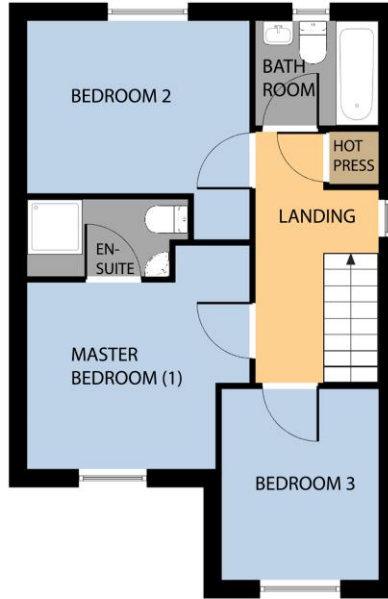


GROUND FLOOR



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

FIRST 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.

COPYRIGHT: SHOWCASE IMAGES.IE



Building Energy Rating (BER): C3 BER No. 116557968

Energy Performance Indicator: 206.83 kWh/m²/yr

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

Selling Agent: Bernie Farrell

Contact No: 0872501492

Email: bernie@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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

