

# FOR SALE

AMV: €225,000

File No.d517. BF



## 23 Tuskamore Avenue, Rosslare Harbour, Co. Wexford

- This conveniently located 4 bedroomed end-of-terrace family home enjoys an excellent location in the village of Rosslare Harbour. It is literally 5 minutes' walk from amenities such as church, post office, supermarket, pharmacy, medical centre.
- This spacious home has been extended, upgraded and modernised over the years with the addition of a composite front door, double glazed uPVC windows, upgraded wall and attic insulation and is presented to the market in pristine condition.
- Given its proximity to the coastline, coastal walks, dunes and the nearby St. Helens Beach it also has potential as a holiday home or weekend retreat. To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

## 23 Tuskamore Avenue, Rosslare Harbour, Co. Wexford

**Description:** This conveniently located four bedroomed end-of-terrace family home enjoys an excellent location in the village of Rosslare Harbour. It is literally 5 minutes' walk from amenities such as church, post office, supermarket, pharmacy, medical centre. A 10 minute' walk will take you to the Rosslare Euro Port with daily sailings to the UK and Mainland Europe. There are multiple train and bus connections to Wexford and in turn Dublin. The local primary school is less than a 15 minutes' walk from the property and there are secondary school bus services from the village.

This charming 1950's home has been extended, upgraded and modernised over the years with the addition of a composite front door, double glazed uPVC windows, upgraded wall and attic insulation and is presented to the market in pristine condition. Retaining all of its original character this property has been finished to a very high standard with original pine floors in most rooms, original pine doors, modern kitchen, contemporary bathroom and traditional style cast iron radiators throughout.

Outside there is a low maintenance garden to the front with side access. Very private garden to the rear with some lovely mature planting. Extensive paved patio area perfect for outdoor dining. Vehicular access and parking to the rear. The fabulous Kirwans Garden or Seceret Garden as it is known locally, is a community garden that has evolved into a haven of bio-diversity, tranquility, a riot of colour and seasonal changes for all to enjoy, it can be easily accessed by Tuskamore Avenue resident directly from the laneway to the rear of the properties.

## *Kirwan's Gardens*









## ACCOMMODATION

### Ground Floor

Entrance Hallway	3.11m x 1.57m	With part tiled and part timber floor.
Bedroom 4	3.10m x 2.68m	With original timber floor.
Sitting Room	4.42m x 3.39m	With feature cast iron open fireplace, original timber floor and door to:
Kitchen	5.78m x 3.70m	With excellent range of built-in floor and eye level units, electric cooker, extractor, washing machine, exposed beamed ceiling, French style terracotta tiled floor, stairs to first floor and French doors to outside.

### First Floor

Landing		With original timber floor and double doors to juliet balcony.
Bedroom 1	3.43m x 4.43m	With dual aspect windows and timber floor.
Bedroom 2	3.10m x 4.42m	With timber floor.
Hotpress		With dual immersion.
Bathroom	2.80m x 1.97m	Bath with electric shower over, w.c., w.h.b., heated towel rail, part tiled walls, wainscotting and tiled floor.
Bedroom 3 / Study	2.36m x 2.08m	With timber floor.

**Total Floor Area: c. 103.64 sq.m. (c. 1,116 sq.ft.)**









# *Rosslare Europort*



## **Features**

- Convenient village centre location.
- Walking distance to all amenities
- Regular bus and train services
- Close to St. Helens Beach
- Accessible to primary and secondary schools

## **Outside**

- Paved patio area with sunny aspect
- Vehicular access and parking to the rear
- Private enclosed rear garden
- Low maintenance garden to the front
- Barna shed

## **Services**

- Mains water
- Mains electricity
- Mains drainage
- Dual OFCH
- Wall + attic insulation upgraded

**NOTE:** The property is offered for sale including curtains, blinds, light fittings, electric cooker, extractor and washing machine.

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

**DIRECTIONS:** On entering Rosslare Harbour turn right immediately after the church onto St. Marin's Road. Proceed along this road and take the second right onto Tuskamore Avenue. No. 23 is on the left-hand side. For Sale Sign.

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): C3 BER No. 111548079**

**Energy Performance Indicator: 218.76 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bernie Farrell**

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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

