

# FOR SALE

AMV: €160,000

File No. d316.CWM



## 3, Ros Mor, Rosslare Harbour, Co. Wexford

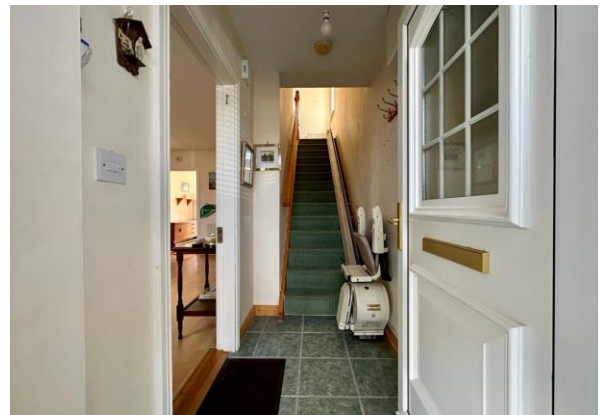
- Located in the centre of Rosslare Harbour with footpaths to multiple transportation options all within walking distance.
- A two-bedroom semi-detached home extending to c. 72 sq.m / 775 sq. ft.
- A well-established estate in pristine condition built in 2003.
- The accommodation comprises of a storm porch, entrance hallway, living room, kitchen / dining room, sunroom, guest w.c. A stairlift to upstairs with a master ensuite, second bedroom and :
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## 3, Ros Mor, Rosslare Harbour, Co. Wexford

This well-maintained semi-detached residence is presented in excellent condition and offers a well-designed, well-lit interior. The property includes a spacious living room, a separate kitchen/dining area, a sunroom, and a guest WC. The staircase is equipped with a chair lift arriving to a spacious landing area with hot-press, a bathroom, and two double bedrooms. In addition to the roomy interior, the property benefits from off-street parking and a spacious rear garden.

Situated in a convenient location within a modern development, this property is within walking distance of all amenities in Rosslare Harbour, including shops, a supermarket, train, ferry to Rosslare Europort and bus stops, a church, and a pharmacy. Kilrane village, which is nearby, offers additional amenities such as pubs, restaurants, and a primary school, all within easy walking distance. The main N11 and N25 roads are easily accessible, and Wexford town centre is just a 20-minute drive away. The property also benefits from its proximity to several beautiful beaches, including Rosslare Harbour, Rosslare Strand, St. Margarets, St. Helens, Ballytrent, and more. Whether used as a permanent or holiday home or as a solid investment opportunity, this property is deemed to be of excellent value for money.

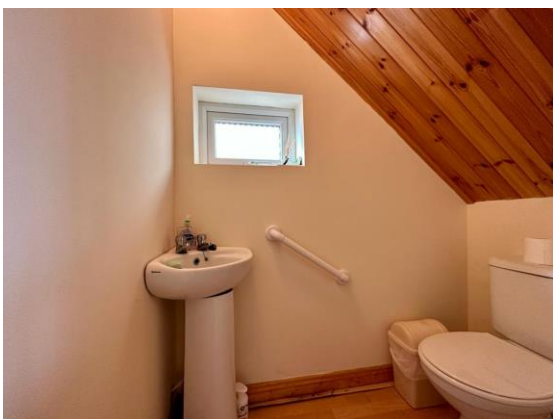
Viewing comes highly recommended for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.



## ACCOMMODATION

Front Porch	1.63m x 1.46m	Tiled flooring, PVC double glazed window surround and timber apex roof.
Hallway	1.93m x 1.14m	Tiled flooring with stair chair lift.
Living Room	4.72m x 3.16m	Timber laminate flooring, t.v point, large window overlooking front garden.
Guest W.C.	1.67m x 0.89m	Timber laminate flooring, w.c. and w.h.b. small side window.
Kitchen / Dining	4.16m x 3.23m	Lino flooring, solid timber fully-fitted floor and eye level cabinets, Indesit electric oven with Belling extractor fan overhead, Bosch washing machine and free-standing fridge. Stainless steel sink and drainer with tiled splashback, large window overlooking rear garden.
Sun Porch	1.67m x 1.45m	Lino flooring, PVC double glazed windows. Door to south-easterly rear garden.
Landing	2.00m x 1.87m	Carpet flooring, hotpress with dual fuel immersion and shelving.
Bedroom 1	4.03m x 3.16m	Lino flooring, large window overlooking front garden, electrical points.
En-suite	2.18m x 0.89m	Tiled flooring, tiled surround shower stall with Gainsborough 1200 power shower, w.c., w.h.b. tiled splashback, mirror and lighting overhead.
Bedroom 2	3.94m (max) x 2.18m	Lino flooring, window overlooking rear garden, open rail closet.
Family Bathroom	1.86m x 1.71m	Tiled flooring, bath with shower overhead, part-tiled wall surround, w.h.b. with tiled splashback, mirror and light overhead, w.c.

**Total Floor Area: c. 71.78 sq.m. / 774.26 sq.ft.**





## Features

- A pristine development
- Central to all facilities
- Footpath to all modes of transport
- Beaches and shoreline treks at your doorstep
- Two bedrooms, three bathrooms
- Extending to c. 72 sq.m

## Outside

- Sunny aspect patio
- Off Street Parking
- Enclosed rear garden
- Garden shed
- East grounds to maintain

## Services

- Mains Water
- Mains Drainage
- OFCH
- Telephone
- Broadband available

**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:** Eircode Y35TY26



**Building Energy Rating (BER): C2    BER No. 116718842**

**Energy Performance Indicator: 182.74 kWh/m<sup>2</sup>/yr**

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**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

