

# FOR SALE

AMV: €330,000

File No. d518.CWM



## ‘Debran’, Rosslare Strand, Co. Wexford

- Superb location in Rosslare Strand with a 10 minute stroll to the Blue Flag beaches.
- A detached bungalow with a unique charm blending elegance and minimalism.
- Manicured gardens with a sunny aspect private haven to the rear of the property.
- Accommodation in brief comprises of: an entrance hall, living room open plan to kitchen and three bedrooms all en-suite.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## **‘Debran’, Rosslare Strand, Co. Wexford**

Kehoe & Assoc. is proud to welcome you to tranquil haven at “Debran”. This 3 bedroom detached bungalow is a timeless blend of elegance and minimalism, nicely tucked away on its own site in this unrivaled peaceful location in Rosslare Strand. A 10 minute’ stroll will take you to the fabulous Blue Flag Beach, pubs, restaurants, hotels and all that Ireland’s premier holiday resort has to offer. Rosslare Strand offers an excellent array of amenities including; bus/rail services, supermarket, pharmacy, church, crèche, school, playground, water-sports centre, etc.

At “Debran” you step into this enchanting monochromatic haven nestled amidst lush greenery. The contrasting shades of white and black lend an air of sophistication to the exterior, setting it apart from conventional homes. Unveiling a beautifully manicured driveway, this immaculate residence offers a welcoming embrace to both residents and visitors. The driveway's clean lines guide you towards the entrance, creating a sense of anticipation for what awaits inside.

Step beyond the front door and be prepared to fall in love with the interior that effortlessly marries contemporary design with refined simplicity. The monochromatic aesthetic carries into the house, accentuating the carefully curated decor and highlighting the interplay of light and shadows. Ample windows invite natural light to dance gracefully through every room, showcasing the deliberate architectural details that make this home truly unique.

Whether your style leans towards a sleek modern retreat or an artist's sanctuary, this home offers endless possibilities. Embrace the blank canvas and let your imagination soar as you transform each space into a reflection of your individuality. This house offers the perfect canvas for you to create a space that is truly one-of-a-kind. The ideal holiday home or weekend retreat with three bedrooms all with en-suites and it offers immense potential to extend the accommodation (SPP) if so desired. The c. 0.3 acre site has a lovely sunny aspect, is surrounded by mature boundaries and is simply laid out mainly in lawns for ease of maintenance. Early viewing of this charming bungalow in the sunny South East comes highly recommended by Wexford Auctioneers Kehoe & Assoc. Viewing comes highly recommended for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.



## ACCOMMODATION

Entrance Porch	2.29m (max) x 1.53m (max)	Solid timber floor.
Entrance Hall	3.86m x 3.41m	Solid timber floor
Open Plan Living / Dining Area	4.95 x 3.16m	Solid timber floor, dual aspect windows with a large window bay overlooking front gardens, electric heaters, solid fuel stove, electrical points and t.v. points.
Kitchen	2.34m x 2.90m	Solid timber floor, floor and eye level cabinets, ample worktop space, tiled splashback, stainless steel sink, Whirlpool electric oven, Dimplex microwave, Belling 4 ring electric hob with extractor overhead under Belling fridge, Beko dishwasher and cottage door leading to rear garden.
Bedroom 1	3.72m x 2.99m	Solid timber floor window overlooking front garden electrical points.
Ensuite	3.04m x 1.19m	Solid timber floor, part tiled walls surround, large enclosed shower area with Supa Jet 100 power shower, w.c. and w.h.b. with wall mounted mirror and cabinet overhead.
Bedroom 2	3.66m x 2.60m	Solid timber floors, window overlooking rear garden, electrical points and hatch to attic. Small step up to:
Ensuite	2.02m x 1.61m	Solid timber floor, enclosed corner shower with Triton T90sr with tiled surround, w.h.b. with mirror and lighting overhead, w.c. and window overlooking side garden.
Bedroom 3	3.20m (max) x 3.00m	Timber laminate floor, large window overlooking rear gardens.
Ensuite	2.08m x 0.78m	Tiled floor, part tiled surround, enclosed Redring expressions 520m electric shower, w.c. and w.h.b. with mirror and lighting overhead.

**Total Floor Area: c. 76 sq.m. (c. 818 sq.ft.)**





## Features

- Walking distance from beaches, restaurants and all amenities
- Detached bungalow
- Built in the 1960's
- Exceptionally maintained
- Three bedrooms, three en-suites
- Extending to c. 76 sq.m.
- Potential to extend (SPP)

## Outside

- Pebble driveway
- Gardens with pristine lawn
- Mature boundaries
- Gated entrance
- Enclosed rear garden with concrete base
- Beautiful gazebo perfectly positioned to enjoy evening western sun.
- Garden shed

## Services

- Mains Water
- Mains Drainage
- Electric Heating
- Fibre Broadband

**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 Y35K156**



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.

COPYRIGHT: SHOWCASE IMAGES.IE



**Building Energy Rating (BER): G BER No. 116801440**  
**Energy Performance Indicator: 622.76 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
**CATRIONA MURPHY**  
**087 2427525**  
**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**



**Kehoe & Assoc.,**  
Commercial Quay,  
Wexford  
053 9144393  
[www.kehoeproperty.com](http://www.kehoeproperty.com)  
Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



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