

FOR SALE

AMV: €525,000

File No. d522.CWM



11 Rushbrook, Rosslare Strand, Co. Wexford

- **Luxury detached four bedroom residence in a private development of only ten homes.**
- **Built to exacting standards in 2020 extending to c. 163 sq. m. / 1,755 sq. ft.**
- **Walking distance to Rosslare Blue Flag beaches with local links bus stop only steps away.**
- **High BER Rating at A3 and 7 years home bond remaining.**
- **Accommodation briefly comprises of entrance hall, sitting room with French doors leading to the large garden, open plan living room with Henley stove flowing to the dining area, with sliding doors to patio area, and bespoke fully fitted kitchen. Utility room with raised and integrated washing machine & dryer. A shower room adjacent to the rear door perfect to wash off the beach day sand. Upstairs four large bedrooms including a master ensuite and large family bathroom.**

To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

**Kehoe
& ASSOC.**

11 Rushbrook, Rosslare Strand, Co. Wexford

No. 11 Rushbrook is a high quality 'A' rated detached two storey for sale. Extending to c. 1,755 sq. ft / c. 163 sq. m. – we highly recommend viewing. Constructed in 2020, the property is perfectly positioned in the entrance of this executive estate within walking distance to the beach.

Rushbrook is conveniently located on the R740 which links Rosslare Strand with the N25. Wexford town is just 15km north. Rosslare Europort is just 7km away with daily sailings to the UK and Mainland Europe. Dublin's M50 is just 140km north via N25/M11. Rosslare Strand offers a high standard of retail, service and leisure amenities with hotels, bars, restaurants & shops as well as the renowned 'Blue Flag' beach.

No. 11 Rushbrook is a spacious and bright, 'A3' rated residence of real distinction with a large garden. The property offers unrivalled opportunities for modern and efficient living in this premier seaside location. Dublin based or overseas buyers transitioning to this seaside area or families seeking proximity to Wexford, yet close to the amenities of Rosslare Strand will all benefit from the combination of high standards, exceptional finishes, efficiency, space and light offered in this accommodation.

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



ACCOMMODATION

Entrance Hallway	5.26m x 1.96m	Natural coir doormat mat insert surrounded by solid timber oak parquet flooring, alarm and recessed spot lights.
Sitting Room	4.16m x 3.45m	Solid Timber Oak Parquet flooring, tv points, electrical points, large window overlooking front driveway, floor to ceiling windows with French doors leading out to the large garden area.
Open Plan Living Room	4.89m x 3.96m	Solid Timber Oak Parquet flooring, feature fireplace with Henley stove and black marble tiles & hearth, tv points, electrical points temperature control point, broadband connection and large window overlooking front driveway.
Kitchen	7.28m x 3.98m	Tiled flooring, dual aspect with window overlooking side garden, sliding door to sandstone patio area and large window overlooking rear garden. Fully fitted kitchen designed by Mooney's Kitchen with large island and breakfast counter area, integrated 5-ring Siemens induction hob with extractor overhead, integrated Whirlpool dishwasher, Whirlpool double oven and microwave, pantry drawer sets, belfast sink double drainer with water softener built-in, free standing Samsung fridge freezer. Door to
Utility	2.36m x 2.27m	Tiled flooring, utility pantry space with elevated Hotpoint washing machine, Hotpoint tumble dryer with ample storage surrounding and door leading to large side garden
Shower Room	2.25m x 1.45m	Tiled floor, floor to ceiling tiling, pressure pump shower system, w.h.b. with lighting overhead and w.c.

Solid timber staircase case leading to:

Spacious Landing	5.70m x 2.78m	Solid timber flooring, hot press with storage space and attic access.
Master Bedroom	4.99m x 3.98m	Solid timber flooring, large window overlooking rear garden, tv points and electrical points.
Ensuite	2.45m x 1.36m	Tiled flooring, enclosed pressure pump shower system with rainforest shower head, floor to ceiling tiled surround, w.c. and w.h.b. with lighting overhead.
Bedroom 2	3.97m x 3.17m	Solid timber floor, large window overlooking front driveway and electrical points.
Bedroom 3	3.96m x 3.47m	Solid timber floor and large window overlooking front garden.
Bedroom 4	4.19m x 2.68m	Solid timber floors, large window overlooking rear garden
Family Bathroom	2.45m x 2.37m	Tiled floors, part tiled wall surround, bath with chrome shower fossette overhead, enclosed pressure pump shower system with glass sliding doors, w.h.b. with lighting overhead and w.c.

Total Floor Area: c. 163 sq. m. (c. 1,755 sq. ft.)







Features

- Detached four bedroom residence
- Extending the c. 163 sq. m. / 1,755 sq. ft.
- Built in 2020 with high A3 BER rating
- Private Development of only 10 luxury homes.
- Brushed chrome electrical sockets.
- Henley stove.
- Superb quality bespoke kitchens, featuring island unit and extensive range of appliances – all included in the sale.
- Quality tiling in the bathroom, en-suite and kitchen
- High specification triple glazed PVC windows by Senator Windows.

Outdoor Features & Services

- Air to water high efficiency heat pump with underfloor heating at ground floor and aluminium radiators at first floor, very economical.
- Mains water on a pressurised domestic water system with a water softener.
- Group drainage scheme.
- Beautiful sandstone patio with sunny aspect, privately positioned ideal for al fresco dining.
- Large rear garden with extensive planting and large garden shed.
- Fibre to The Home Infrastructure, enabling access to the highest available broadband speed.

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 Y35 NXR9



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): A3 BER No. 113441828
Energy Performance Indicator: (50.3 kWh/m²/yr)

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

Sales Agent

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