

FOR SALE

AMV: €210,000

File No. d350.CWM



4 St. Martins Court, Rosslare Harbour Co. Wexford

- Excellent 3 bed end of terrace residence extending to c. 90 sq.m. / 969 sq.ft.
- Situated in the heart of Rosslare Harbour, a short walk to the International Ferry Port
- Within easy driving distance of the beautiful sandy beach at St. Helens.
- Accommodation briefly comprises; entrance hallway, living room, kitchen, utility room, guest w.c., 3 bedrooms (master en-suite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

4 St. Martin's Court Rosslare Harbour, Co. Wexford

This excellent 3 end of terrace residence is well presented throughout with bright and well laid out accommodation. The property is located in the heart of Rosslare Harbour, a most convenient location providing you with all local amenities including Bank of Ireland, pharmacy, social club, church, shops, pub, supermarket, café etc. A short 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 to Dublin. The local primary school is close by, and there are secondary school bus services from the village.

Outside there is a cobblelock paved rear garden and off-street parking set within the attractive court style development. This property would be an excellent family home and given its proximity to the coastline, coastal walks, dunes and the nearby St. Helen's Beach it also has potential as a holiday home or weekend retreat.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

| | | |
|------------------|------------------------------|--|
| Entrance Hallway | 4.20m x 1.92m | Carpeted flooring, telephone & electrical points, wired for alarm system. Storage space under staircase. |
| Living Room | 4.74m x 3.45m | Carpeted flooring, large window overlooking front garden in lawn and hosts a native Irish tree. Electrical & t.v points, feature solid fuel stove with Phoenix insert, two alcoves right & left of the stove. |
| Kitchen | 4.03m x 3.84m | Lino flooring, floor & eye level cabinets, worktop space, stainless steel sink & drainer, tiled splashback. Candy electric oven, 4-ring electric hob and extractor fan overhead. Space for fridge-freezer, space for dishwasher. Dual aspect with windows overlooking the rear parking courtyard and side entrance lane. Door to cobblelock paved rear garden. |
| Utility Room | 1.52m (max) x 1.91m (max) | Lino flooring, plumbed for washing machine & dryer and counter over. Window overlooking rear courtyard parking. |
| Guest W.C. | 1.53m x 1.46m | Lino flooring, w.h.b. with tiled splashback, w.c. |

Carpeted timber staircase to first floor

| | | |
|-----------------|------------------------|--|
| Landing | 3.29m x 2.11m (max) | Carpeted flooring, hotpress with dual fuel immersion & shelving. Attic access. |
| Master Bedroom | 3.94m x 3.13m | Carpeted flooring, window overlooking front garden. Electrical & t.v. point. |
| En-suite | 1.77m x 1.63m | Lino flooring, enclosed corner shower stall with Triton T90z shower. Wash hand basin with tiled splashback, mirror & lighting overhead, w.c. |
| Bedroom 2 | 3.26m x 3.25m | Carpeted flooring, window overlooking rear courtyard. Electrical points. |
| Family Bathroom | 2.11m x 1.98m | Lino flooring, bath with part-tile surround, w.h.b. with tiled splashback, mirror & lighting overhead, w.c. |
| Bedroom 3 | 2.80m (max) x 2.24m | Carpeted flooring, window overlooking front garden, electrical points. |

Total Floor Area: c. 90 sq.m. / 969 sq.ft.





Features

- Walking distance to all village amenities
- Close to church, shops, bank, pharmacy, primary school, etc.
- Regular bus and train services
- Close to St. Helens Beach

Outside

- Off-street parking with the courtyard development
- Side access
- Cobblelock paved rear garden

Services

- Mains water
- Mains drainage
- OFCH
- Phone line
- Wired for alarm system

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 D761



Rosslare EuroPort – Daily Ferries to UK & Mainland Europe



Building Energy Rating (BER): C2 BER No. 101756781
Energy Performance Indicator: 188.47 kWh/m²/yr

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

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