

# FOR SALE

AMV: €280,000 (Fully Furnished)

File No. d541.BF



## 8 Augusta, Rosslare Strand, Co. Wexford

- Charming three bedroomed detached holiday cottage located in Augusta, Southfields, Rosslare Strand, Wexfords' Premier Holiday Resort. Conveniently positioned within walking distance of Strand Road, the fabulous Blue-Flag Beach, pubs, restaurants, cafes and all that Rosslare Strand has to offer.
- The property has been well cared for over the years, new triple glazed windows and doors have been installed, freshly decorated in an attractive neutral pallet and presented to the market in excellent condition throughout. Offered for sale as a fully furnished turnkey package.
- This is the ultimate lock up and leave coastal retreat perfectly located to enjoy all the Sunny South East has to offer. Early Viewing is highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393 of [info@kehoeproperty.com](mailto:info@kehoeproperty.com)

## 8 Augusta, Rosslare Strand, Co. Wexford

**Description:** Charming three bedroomed detached holiday cottage located in Augusta, Southfields, Rosslare Strand, Wexfords' Premier Holiday Resort. Conveniently situated within walking distance of Strand Road, the fabulous Blue-Flag Beach, pubs, restaurants, cafes and all that Rosslare Strand has to offer. Perfectly positioned for a ramble down Strand Road or a stroll along the beach and enjoy a tippie, coffee or bite to eat on the way home. Bus and train services are available nearby and Wexford Town home to the National Opera House and some excellent shopping/dining establishments is only 15 minutes' drive. Just 10 minutes' drive from Rosslare Euro Port.

The property has been well cared for over the years, new triple glazed windows and doors have been installed, freshly decorated in an attractive neutral pallet and presented to the market in excellent condition throughout. 8 Augusta is offered for sale fully furnished, the perfect turn-key package including all furniture, crockery, glasses, pots and pans, cutlery and bedding, just walk in unpack and enjoy.

Nicely positioned overlooking the central playground with designated parking bay just outside the front door. Enclosed garden with paved patio and decking cleverly positioned for the evening sun. The garden is exceptionally private and not overlooked, perfect for outdoor dining or an evening barbeque. New Adman steel shed to store the bikes and surf boards.

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## ACCOMMODATION

### Ground Floor

Entrance Porch 2.00m x 1.32m  
Kitchen / Dining / Living Room 5.37m x 4.79m

With laminate floor and open plan to:  
With built-in floor and eye level units, electric cooker, extractor, dishwasher, washing machine, fridge, solid fuel stove, laminate floor and sliding patio doors to rear garden.

Bedroom 1 3.17m x 3.50m  
Ensuite 2.49m x 0.82m

With shower room ensuite.  
Fully tiled, shower stall with electric shower, w.c. and w.h.b.

Hotpress

### First Floor

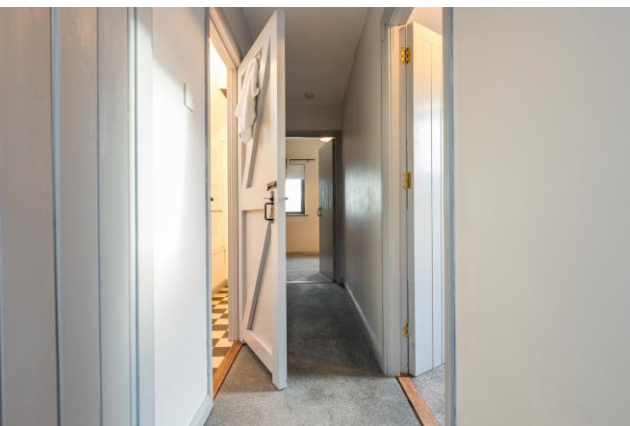
Storage Closet  
Bathroom 3.07m x 1.23m

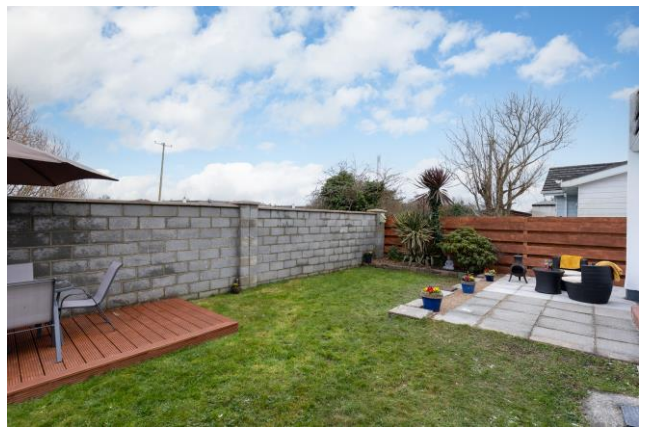
Bath with shower attachment, w.c., w.h.b., part tiled walls and tiled floor.

Bedroom 2 4.44m x 2.94m  
Bedroom 3 4.06m x 2.04m

With walk-in wardrobe.

**Total Floor Area: c. 79.35 sq.m. (c. 854 sq.ft.)**







## Features

- Adjacent to Blue Flag beach.
- Walking distance all village amenities.
- Turn-key package presented in excellent condition.

## Outside

- Well-maintained communal gardens.
- Designated parking space
- Private enclosed garden, patio area and decking
- Playground
- On-site tennis court

## Services

- Mains water.
- Mains drainage
- Mains electricity.
- Electric heating

**NOTE:** All carpets, curtains, blinds, electrical appliances, light fittings, furniture, crockery, glasses, pots and pans, cutlery and bedding are included in the sale. Annual Service Charge €350 per annum.

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

**DIRECTIONS:** Proceed to Rosslare Strand, fork left onto Grange Road and Southfields is the first development on the right. Proceed into Southfields past the tennis court on the left, follow the road around to the left and Augusts is the second cul-de-sac on the right. No.8 is on the right-hand side. **For Sale Sign. Y35P957**



GROUND FLOOR

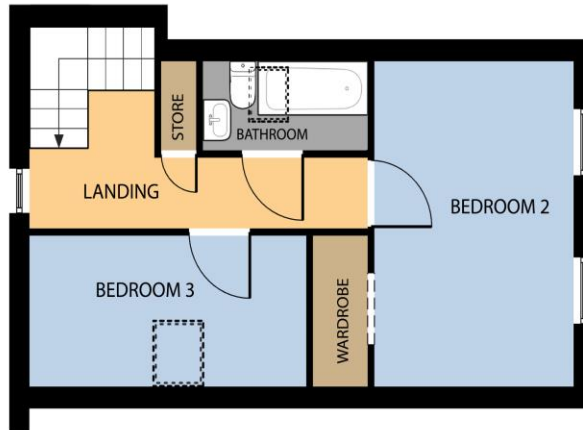


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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): D1 BER No. 117166942**  
**Energy Performance Indicator: 241.21 kWh/m<sup>2</sup>/yr**

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

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These particulars are issued for guidance purposes only and do not form part of any contract and are that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

