

FOR SALE BY ONLINE AUCTION

Tuesday 14th May 2024 at 12 Noon

Cois Cuain, St. Helen's,
Rosslare Harbour, Co. Wexford

Reserve: €250,000



To make an offer at the Online Auction – any interested party must register to bid. Please log onto kehoeproperty.com and click the OFFER button within the listing of Cois Cuain, St. Helen's, Rosslare Harbour, Co. Wexford

- Ideal holiday home for a large extended family to gather on the beautiful sandy coastline in Wexford.
- Impeccably well maintained and presented to the market in turnkey condition, ready to occupy this summer.
- Two storey, detached residence with 6 bedrooms, extending to c. 318 sq.m. / 3,423 sq.ft
- Accommodation in brief comprises of entrance hallway, large sitting room with sunroom area, kitchen, large dining room, utility room, six bedrooms with five ensuite, a home office (7th bedroom) and family shower room. To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**



Cois Cuain, St. Helen's, Rosslare Harbour, Co. Wexford

Description: Nestled in the holiday resort area of St Helen's in Rosslare Harbour, this two-storey, detached residence is the perfect retreat for a large extended family seeking a peaceful beachside escape. Boasting ample space for gatherings and celebrations, this well-maintained property offers six bedrooms, five of which are ensuite, a home office that can easily double as a seventh bedroom, and a spacious living area with a second dining room living area that overlooks the gardens and play areas.

With a total living area of 318 sq.m. / 3,423 sq.ft, this impressive holiday home is presented to the market with a modern kitchen including all appliances and a utility room with large capacity washing machine and dryer for added convenience. The property is flawlessly presented, boasting a neutral color palette and high-quality finishes throughout.

Don't miss the opportunity to make unforgettable memories in this coastal haven. With its prime location and turnkey condition, this property is a rare find in the sought-after area of St Helens, Rosslare Harbour. Ready to occupy this summer.







ACCOMMODATION

Entrance Hall	3.01m x 1.60m	Vinyl flooring.
Large Sitting Room Area	5.66m (max) x 4.50m	Timber laminate flooring and large alcove extending to sunroom.
Sunroom	5.72m (max) x 3.10m	Timber laminate flooring and large sliding doors leading to rear garden area
Kitchen	6.32m x 3.87m	Vinyl flooring, fully fitted kitchen with floor and eye level cabinets, Range Cooker, a large Cuisine Master dual fueled four electric ovens & gas hob with 5 ring hobs with extractor fan overhead. Pantry space, integrated Beko fridge, stainless steel sink & drainer with second stainless steel fruit & vegetable sink, ample worktop space with tiled splash back, Whirlpool dishwasher, separate w.h.b. Centre island breakfast counter with storage underneath. The kitchen is fitted with further refrigeration including a freestanding Beko fridge and a Servis chest freezer and door leading to;
Dining Room	6.15m x 4.46m	Vinyl flooring and large sliding door leading to rear garden.
Central corridor leading to bedroom quarters	14.20m x 1.80m (max)	Large storage presses and coat hanging wall rack.
Utility room	4.57m x 2.37m	Vinyl flooring, Fischer & Paykel 12kg washing machine, Bosch 8kg Dryer, full fitted cabinets at floor level with ample worktop space with stainless steel sink and tiled splash back throughout, open shelves and water softener.
Bedroom 1 (at the back of the house)	5.78m x 3.18m	Attic Stira.
Ensuite	2.32m x 1.94m	Vinyl flooring, fitted wardrobes with open rails and drawers underneath, ensuite. Wet room style vinyl flooring, floor to ceiling tiled surround, large corner shower with pressure pump shower system, w.h.b. with mirror & lighting overhead, chrome towel rail. and w.c.



ACCOMMODATION

Second corridor	4.41m x 1.08m	Vinyl Flooring <i>Leading to further bedroom accommodations & home office</i>
Hotpress	2.07m x 1.68m	Large hot water tank pressurized pump system supplemented heat from the solar thermal system. open storage
Bedroom 3	3.86m x 3.87m	Vinyl flooring, fitted wardrobes with open shelves & drawers underneath and vanity station. Ensuite
Ensuite	2.06m x 2.04m	Vinyl flooring, enclosed shower tray with floor to ceiling tile surround & glass door surround, pressure pump shower. w.h.b. with half tile wall surround, mirror & lighting overhead and w.c. Chrome handrail.
Family Shower Room	2.38m x 2.21m	Vinyl flooring, suitable for wet room and vinyl floor to ceiling surround, pressure pump shower system. w.h.b. with mirror & lighting overhead and w.c.
Bedroom 4	3.63m x 3.08m	Vinyl flooring, fitted wardrobes with open rails and drawers underneath, dual aspect with large window over looking front driveway and second window overlooking side garden.
Home office (7 th bedroom)	3.3 m x 3.07m	Vinyl flooring, wall mounted desk with drawer underneath, tv point, electric points, telephone points. Open fitted wardrobe with drawers underneath.

Timber staircase leading to the first floor



ACCOMMODATION

First Floor

Landing Area	3.66m x 3.20m	Timber laminate flooring, with two velux overhead, attic access and recessed lights.
Storage Closet	2.22m (max) x 1.96m	Timber flooring, velux window and electric points.
Bedroom 5 (top of stairs and right hand side)	4.98m (max) x 4.54m (max)	Solid timber flooring, fitted wardrobes with open rails, drawers & shelves.
Ensuite	1.98m x 1.20m	Vinyl flooring, enclosed pressure pump shower with glass doors and tiled surround, w.h.b. and towel rail.
Bedroom 6	5.59m x 4.54m	Solid timber flooring throughout, dressing room area with fitted wardrobes with open shelves, hanging rails and drawers underneath.
Ensuite	2.29m x 2.07m	Vinyl flooring, large enclosed pressure pump shower with sliding glass doors and floor to ceiling tiled surround, w.h.b. with mirror overhead, chrome towel rail and w.c.

Total Floor Area: c. 320 sq.m. / c. 3,445 sq.ft.





Features

- 6 bedrooms with five ensuite.
- Home Office (7th bedroom)
- Extending to c. 320 sq.m. / 3,445 sq.ft
- Impeccably presented and ready to occupy.

Outside

- Gated Entrance
- Tarmacadem Driveway
- Enclosed Boundary Fencing
- Site extending to c. 0.98 Acres

Services

- Water Softener
- Treatment Plant
- OFCH with underfloor heating throughout
- Solar Thermal panels for hot water
- Broadband

BER: B2 (116.09 kWh/m²/yr)

BER Number: 117327395

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

DIRECTIONS: Eircode: Y35 X67W





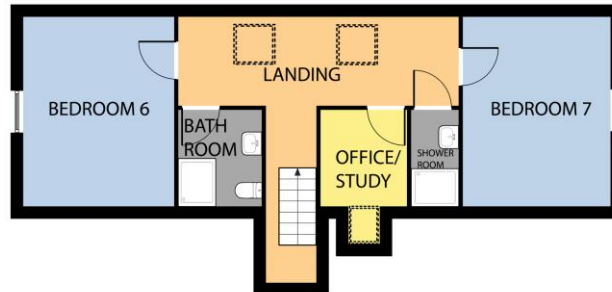
GROUND FLOOR



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): B2 BER No. 117327395
Energy Performance Indicator: 116.09 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. PRA No. 002141