

# FOR SALE

AMV: €285,000

File No.d480. BK



## 8 Ozier Grove, Rosslare Strand, Co. Wexford

- Wonderful 3-bedroom semi-detached property superbly located just 500m from Rosslare Strands wonderful 'Blue Flag' beach and surrounded by a host of other fantastic amenities including Rosslare Golf Club and Kelly's Resort Hotel & Spa.
- Well-maintained, light filled, accommodation extending to c. 106 sq.m. / 1,141 sq.ft., with 3 very spacious double bedrooms including 1 downstairs.
- Low maintenance rear garden benefitting from afternoon & evening sunshine.
- 100m to a convenient pedestrian access onto Mauritiustown Road through Ozier Grove.
- No.8 Ozier Grove would make a perfect retirement home, permanent / summer residence, or investment property.
- Enjoy the tranquil environment and natural beauty of Rosslare Strand, perfect for a seaside lifestyle with a variety of fantastic amenities on your doorstep.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

## 8 Ozier Grove, Rosslare Strand, Co. Wexford

Kehoe & Associates are delighted to present this most ideally located 3-bedroom semi-detached property to market. With a pedestrian access to Mauritiustown Road just 100m from the front door, No.8 Ozier Grove is the perfect property to experience coastal living at its best. The purchaser of No.8 will get to enjoy the vibrant and active summer atmosphere of one of Ireland's premier holiday destinations. Residents of Rosslare Strand can experience a round of golf on the only true 'links' golf course in the south east or relax at the renowned Kelly's Resort Hotel & Spa. Kelly's Hotel exceptional indoor / outdoor dining experience restaurant aptly named 'The Sea Rooms' offers guests exquisite views of the Irish sea while dining. Rosslare Strand offers something for everybody, whether that's enjoying a cup of coffee, a glass of wine, live bar music or a long walk on the beach. Other amenities in the area include supermarket, church, creche, Rosslare Watersports' Centre, pharmacy and Rosslare National School. Additionally, the property's location provides easy access to transport links including Rosslare Strand Railway Station, making it convenient for commuting or exploring the wider Wexford area.







**Description:** Ozier Grove is a private development of 8 semi-detached properties accessed from Mauritiustown Road. With accommodation extending to c. 106 sq.m. / 1,141 sq.ft., the interior is thoughtfully designed to maximize space and comfort. The property features three extensive double bedrooms, including a convenient downstairs bedroom with bay window that offers flexibility for various living arrangements. The open-plan living and dining area is bright and airy, and the adjacent sunroom allows natural light to flood in, creating a warm and inviting environment. The accommodation has been well maintained throughout. Externally, the rear garden and patio area benefit from afternoon and evening sunshine. The boundaries are hedged creating a peaceful setting for al fresco dining. Proximity to the beach makes No.8 Ozier Grove a perfect haven for beach lovers and those seeking a relaxed seaside lifestyle. This property would make an ideal retirement home, permanent / summer residence or investment property. Embrace the opportunity to own this charming home, perfectly positioned to enjoy everything Rosslare Strand has to offer.





## ACCOMMODATION

### *Ground Floor*

Entrance Porch	2.88m x 0.99m	Tiled floor.
Entrance Hallway	2.80m x 1.77m (max)	Timber floor.
Storage Press	1.71m x 0.80m	
Bedroom 3	2.98m x 2.55m	Timber floor and bay window.
Family Bathroom	2.22m x 1.78m	Tiled floor, bath with mixer taps and tiled surround, w.c. and w.h.b.
Open plan kitchen/ dining. Living	6.22m x 4.24m	Timber floor, open fireplace, floor and eye level units, tiled splashback, electric oven, hob, extractor fan, stainless steel sink, plumbed for washing room and French doors to:
Sunroom	3.64m x 3.24m	Tiled floor and door to rear patio area.

### *First Floor*

Landing	1.95m x 0.88m	Carpet floor and hotpress with dual immersion.
Master Bedroom	5.25m x 3.00m	Timber floor and built-in storage units.

**Total Floor Area: c. 106 sq.m. / c. 1,141 sq.ft.**







## Features

- 500m walk to Rosslare Strands 'Blue Flag' beach
- Wonderful 3-bed semi-detached property
- Surrounded by fantastic amenities
- A stone's throw to Rosslare Strands 'Blue Flag' beach
- Accommodation extending to c. 106 sq.m. / 1,141 sq.ft.
- Spacious ground floor bedroom

## Outside

- Convenient pedestrian access to Mauritiustown Road
- Off street parking
- Positioned down a quiet cul-de-sac
- Private rear patio benefitting from afternoon & evening sun
- Low maintenance garden
- Barna shed

## Services

- Mains water
- Mains drainage
- O.F.C.H. (zoned)
- ESB
- Fibre broadband available
- Fully Alarmed
- Condensing boiler fitted in 2020

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

**DIRECTIONS:** EIRCODE: Y35 YH56







**Building Energy Rating (BER): C1 BER No. 109199679**

**Energy Performance Indicator: 173.3 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

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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

