

FOR SALE

AMV: €295,000

File No. D708.CWM



Hollybank, Station Road, Ballygarry, Rosslare Harbour, Co. Wexford Y35 EOY8

- Excellent 3 Bed bungalow extending to c. 80 sq. m/861 sq. ft.
- Situated in the heart of Rosslare Harbour, a short walk to all amenities.
- Within easy driving distance of the beautiful sandy beach at St. Helens.
- Accommodation briefly comprises; Entrance Hallway, Sitting Room, Kitchen/ Dining Room 3 Bedrooms and a Family Bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Hollybank, Station Road, Ballygarry, Rosslare Harbour, Co. Wexford

Hollybank is a superb bungalow offering privacy and mature gardens extending 80 sq.m. / 861 sq. ft. The property was built in 1977 and has been maintained and refurbished to exceptional standards.

The property is located in the heart of Rosslare Harbour, a most convenient location providing you with all local amenities including 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.

The accommodation comprises of an entrance hall, sitting room with Stovax solid fuel stove, kitchen and dining room, three bedrooms and family bathroom.

Outside there is a new tarmacadam's driveway and large rear garden with sun throughout the entire day. This property would be an excellent for down sizers or families alike and given its proximity to the coastline, coastal walks, dunes and the nearby sandy beaches 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

Storm Porch	1.37 m x 0.09 m	Tiled floor.
Entrance Hallway	3.41 m x 1.62 m	Timber laminate flooring.
Sitting Room	4.12 m x 3.40 m	Timber laminate flooring. Large window overlooking front gardens. Feature fireplace with stone brick surround and Stoback solid fuel stove. Dumbwaiter hatch leading to Kitchen.
Kitchen/Dining Area	2.47 m x 6.03 m	Timber laminate flooring. Fully fitted Kitchen with floor and eye level cabinets. Bosch washing machine, Belling electric oven, free standing Whirlpool Fridge Freezer and separate pantry/storage. Door leading to rear garden. Two large windows overlooking rear garden.
Corridor Leading to Accommodation:	3.73 m x 1.60 m	Timber laminate flooring throughout. Built in hotpress with ample storage space.
Master Bedroom	3.39 m x 3.30 m	Carpeted flooring. Large window overlooking rear garden.
Bedroom 2	3.34 m x 3.24 m (max).	Carpeted flooring, built in wardrobes. Large windows overlooking front garden.
Bedroom 3	2.46 m x 2.43 m	Carpeted flooring. Large window overlooking front gardens.
Family Bathroom	2.51 m (max) x 2.02	Tiled flooring. Floor to ceiling walled surround tiling. Bath with Acquatronic Plus electric shower overhead, whb with wall mounted cabinetry and mirror overhead, w.c..

Total Floor Area: 80 sq. m. (861 sq. ft.)



Features

- Bungalow Residence.
- 3 Bedrooms, 1 Bathroom.
- Extending to c.80 sq. m/861 sq. ft.
- Built in 1977.
- Walls recently insulated.

Outside

- Newly tarmacadamed driveway.
- Garden Shed.
- Site extending to just over c. 0.25 acre.

Services

- Mains water.
- Mains drainage.
- Mains electric.
- Eir broadband.

BER Number: 115029670

**BER: D1 (246.44 kWh/m2/yr) – UPDATED BER IN PROCESS
REFLECTING TO NEW INSULATION WORKS**

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

DIRECTIONS: Eircode: Y35 EOY8

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Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment.

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

