

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.





ACCOMMODATION

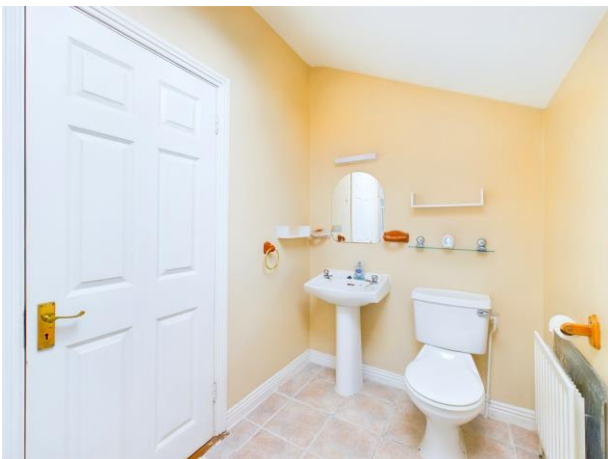
Ground Floor

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.
Storage Press	2.97m x 0.93m	
Bedroom 2	5.24m x 3.04m (max)	

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

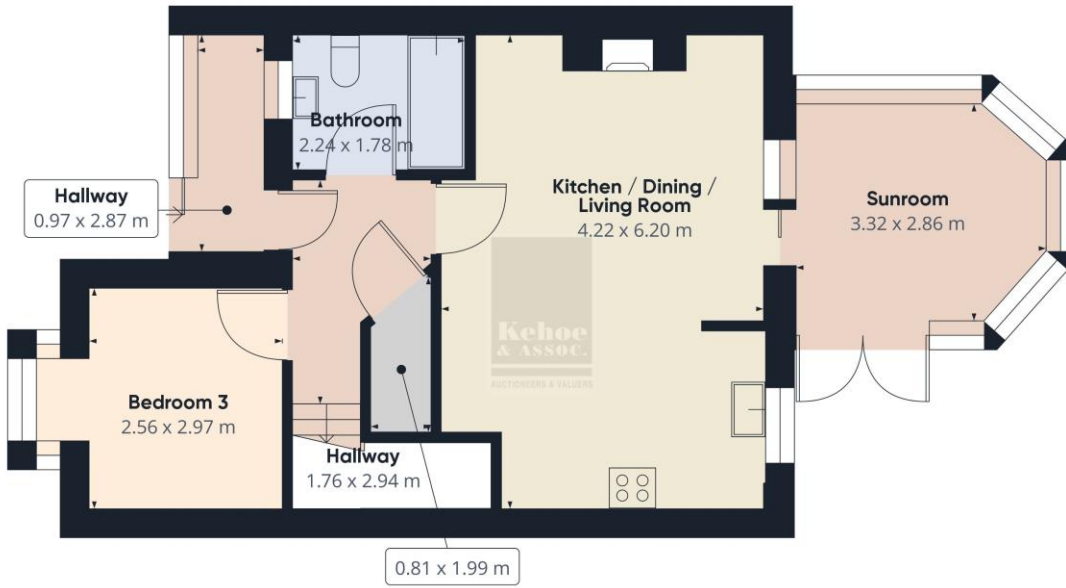
Services

- 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





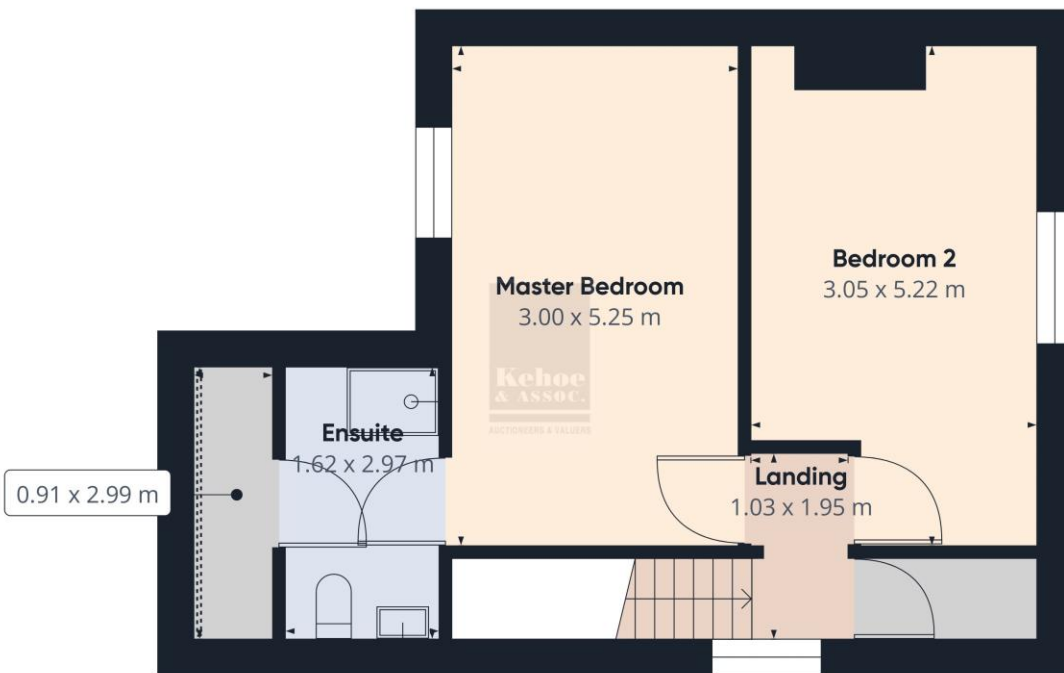
Approximate total area⁽¹⁾
59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 0



Approximate total area⁽¹⁾
41.21 m²

Reduced headroom
0.26 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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GIRAFFE 360

Floor 1



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

Energy Performance Indicator: 173.3 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

Email: bobby@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: info@kehoeproperty.com



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

