

FOR SALE

AMV: €175,000

File No. d702.BF



6A Ros Mór, Rosslare Harbour, Co. Wexford

- Attractive 2 bedroom semi-detached residence conveniently located in Rosslare Harbour Village. Within walking distance of excellent amenities, bus/rail and ferry services.
- The property has been well maintained over the years and is presented to the market in excellent condition throughout. Private drive, side access and enclosed rear garden with lovely sunny aspect.
- Located in close proximity to a choice of beautiful sandy beaches including Rosslare Harbour, St. Helen's Bay, St. Margaret's and Ballytrent. Only a couple of minutes' walk from the fabulous coastal path with its panoramic sea views offering an idyllic setting for an evening stroll.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

6A Ros Mór, Rosslare Harbour, Co. Wexford

Description: Attractive 2 bedroom semi-detached residence conveniently located in the village of Rosslare Harbour. Within easy walking of excellent amenities including supermarket, pharmacy, medical centre, church, restaurants, hotels, primary school and child-care facilities. Rosslare Europort offering regular sailings to the UK and Europe and regular bus/train services to Wexford and Dublin are also within easy walking distance.

The property has been well maintained over the years and is presented to the market in excellent condition throughout. The accommodation briefly comprises entrance hallway, sitting room, kitchen, utility room and toilet on the ground floor with 2 double bedrooms and bathroom at first floor level. Concrete drive to the front, side access and enclosed garden with lovely sunny aspect to the rear.

Located in close proximity to a choice of beautiful sandy beaches including Rosslare Harbour, St. Helen's Bay, St. Margaret's and Ballytrent. The fabulous coastal path with its panoramic sea views provides an idyllic setting for an evening stroll. An ideal starter home, investment opportunity or coastal retreat.

Early viewing comes highly recommended for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.

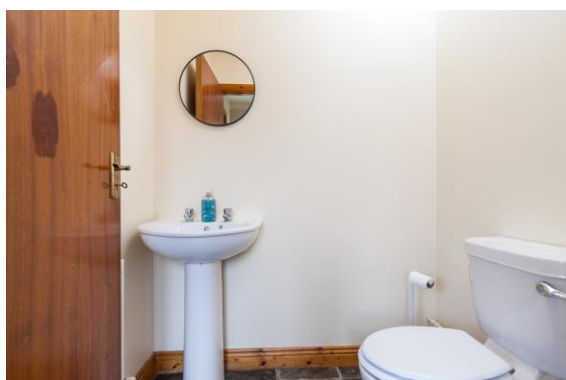




ACCOMMODATION

Entrance Hallway	1.65m x 1.12m	With laminate floor and stairs to first floor.
Sitting room	4.72m x 3.18m	With laminate floor and double doors to:
Kitchen	3.24m x 2.46m	With built-in floor and eye level units, fridge freezer, double oven, hob, extractor, part tiled walls and laminate floor.
Utility Room	1.77m x 1.60m	With built-in storage presses, washing machine, part tiled walls and door to outside.
Toilet	1.58m x 1.48m	With w.c. and w.h.b.
First Floor		
Bathroom	1.75m x 1.71m	Bath with electric shower over, w.c., w.h.b. and part tiled walls
Bedroom 1	4.14m x 4.01m	
Hotpress		With dual immersion.
Bedroom 2	2.27m x 3.94m	With laminate floor.

Total Floor Area: c. 67.38 sq.m. (c. 725 sq.ft.)





Features

- Convenient village location
- Walking distance of excellent amenities
- Close to numerous sandy beaches
- Presented in excellent condition

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

DIRECTIONS: Eircode Y35AP96

Outside

- Private drive
- Side access
- Enclosed rear garden
- Lovely sunny aspect

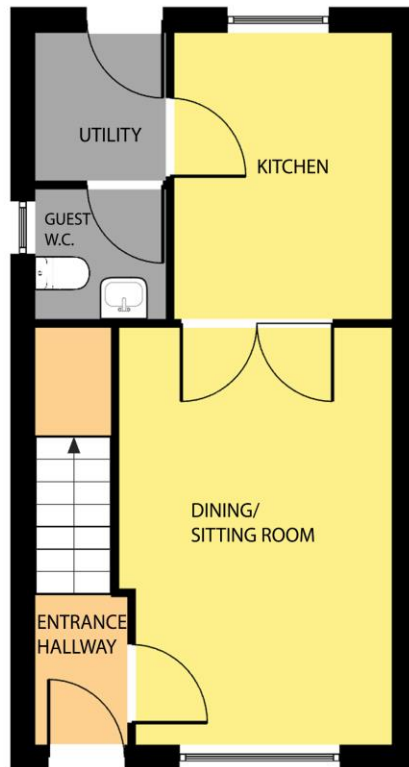
Services

- Mains water
- Mains drainage
- Mains electricity
- OFCH





GROUND FLOOR

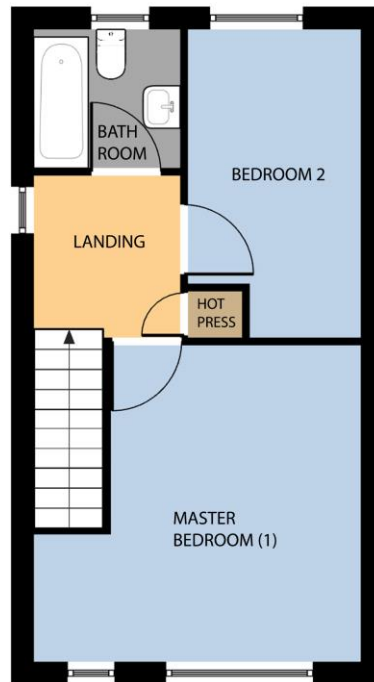


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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. 114534407
Energy Performance Indicator: 226.52 kWh/m²/yr

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

Selling Agent: Bernie Farrell

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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