

FOR SALE

AMV: €360,000

File No. d733.BF



Coldblow, Rosslare Harbour, Co. Wexford

- Charming, detached bungalow in this peaceful coastal setting surrounded by nature with endless kilometres of dunes and coastline to ramble. Glorious sandy beaches can be found close by in Ballytrent, St Margarets and Carne.
- Excellent village amenities including primary school, child care facility, supermarket, pharmacy, medical centre, shops, pubs, hotels and restaurants are available in the nearby villages of Kilrane (4 minutes' drive) and Rosslare Harbour (8 minutes' drive).
- Outside the site extends to 0.28 hectares/0.69 acres and is nicely laid out with garden to the front and gravelled driveway/forecourt. Spacious garden to the rear surrounded by mature hedging and laid out mainly in lawn with some nice ornamental shrubs and trees. Lovely southerly aspect perfect for outdoor dining or an evening barbeque.
- This charming bungalow would make a lovely family home or idyllic coastal retreat away from the hustle and bustle of modern living.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

Charming, detached bungalow in this peaceful coastal setting surrounded by nature with endless of kilometres of dunes and coastline to ramble. This locality is a nature lovers and bird watchers' paradise, situated close to Tacumshin Lake, one of the best sites in western Europe to search for and find rare birds. Several other special sites are located nearby, including Our Lady's Island Lake, Rosslare back strand, north or south slob and Hook Head, all key birding areas in the south east corner of Ireland. Glorious sandy beaches can be found close by in Ballytrent, St Margarets and Carne.

Excellent village amenities including primary school, child care facility, supermarket, pharmacy, medical centre, shops, pubs, hotels and restaurants are available in the nearby villages of Kilrane (4 minutes' drive) and Rosslare Harbour (8 minutes' drive). Wexford town is 20 minutes' drive. There is also an array of local sports clubs and leisure facilities available in the immediate area sure to fulfil the needs of any growing family.

This 4 bedroom detached bungalow has been well maintained over the years and is presented to the market in excellent condition throughout. The property offers excellent reception space with interlinking sitting room, dining room, kitchen and sun room, 4 double bedrooms (master ensuite) and family bathroom.

Outside the site extends to 0.28 hectares/0.69 acres and is nicely laid out with garden to the front and gravelled driveway/forecourt. Spacious garden to the rear surrounded by mature hedging and laid out mainly in lawn with some nice ornamental shrubs and trees. Extensive paved patio area with lovely southerly aspect perfect for outdoor dining or an evening barbeque.

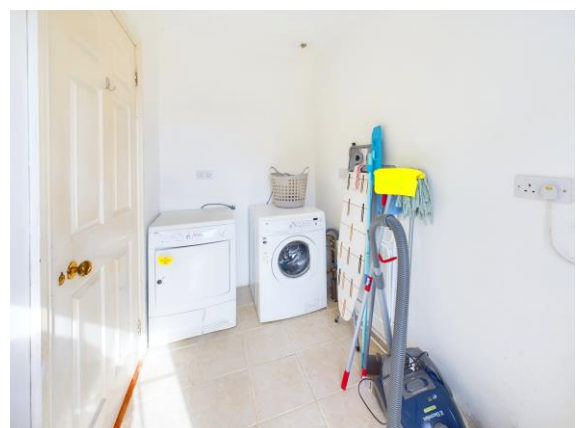
This charming bungalow would make a lovely family home or idyllic coastal retreat away from the hustle and bustle of modern living. Viewing comes highly recommended for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393 or sales@kehoeproperty.com





ACCOMMODATION

Entrance Hallway	3.54m x 1.81m	With timber floor.
Inner Hallway	9.30m x 1.04m	With timber floor.
Snug / Bedroom 4	2.96m x 2.72m	With timber floor.
Sitting Room	4.87m x 3.78m	With feature open fireplace, timber floor and open plan to:
Dining room	3.32m x 3.48m	With timber floor and double doors to sunroom and door to:
Kitchen	3.62m x 3.31m	With built-in floor and eye levels units, integrated hob, extractor, double oven, dishwasher, fridge, part tiled walls and timber floor.
Utility Room	2.62m x 1.60m	With tumble dryer, washing machine, tiled floor and door to outside.
Sunroom	4.17m x 3.45m	With vaulted RV sheeted ceiling, marble tiled floor and French doors to rear garden.





ACCOMMODATION

Hotpress		With dual immersion.
Bathroom	3.31m x 1.95m	With roll top bath, shower mixer taps, w.c., w.h.b., tiled shower stall, wainscoting and tiled floor.
Bedroom 1	3.63m x 3.32m	With built-in wardrobes and shower room ensuite.
Ensuite	3.32m x 0.89m	Tiled shower stall with electric shower, w.c., w.h.b., part tiled walls and tiled floor.
Bedroom 2	3.79m x 3.70m	With built-in wardrobes.
Bedroom 3	2.72m x 2.99m	

Total Floor Area: c. 147.25 sq.m. (c. 1,584 sq.ft.)







Building Energy Rating (BER): D1 BER No. 117595439
Energy Performance Indicator: 227.64 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

