

FOR SALE

AMV: €525,000

File No.d741. BK



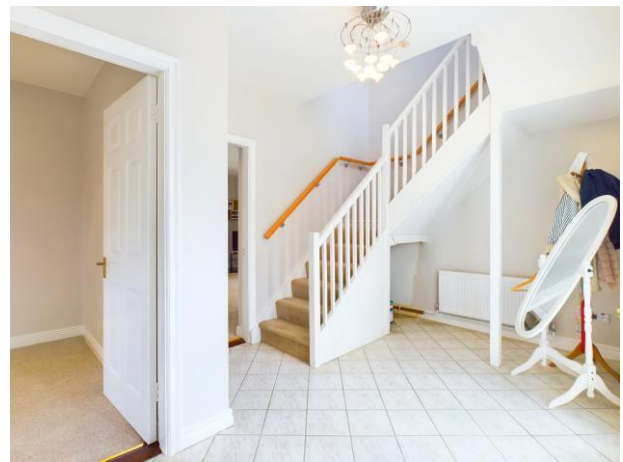
‘The Lellow House’, 6 The Haven, Rosslare Strand, Co. Wexford

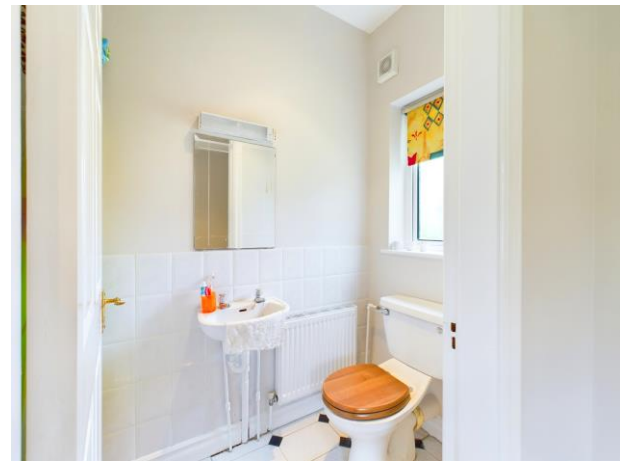
- Excellent 4-bed / 3-bath family home ideally situated just 170m from Rosslare National School, 300m from Rosslare Golf Club and 1km to Kelly’s Resort Hotel & Spa.
- Light filled, well-proportioned accommodation extending to c. 140 sq.m. / 1,507 sq.ft., benefitting from a private rear garden with a south facing aspect.
- A stone’s throw to Rosslare Strands ‘Blue Flag’ beach and surrounded by a host of other amenities including Rosslare Strand AFC, Community & Sports Centre, creche, playground, coffee shops, superb restaurants and much more.
- Residents of Rosslare Strand can enjoy the vibrant and active atmosphere of one of Ireland’s most wonderful holiday destinations.
- 6 The Haven would make a most wonderful family home, retirement home or summer residence.
- Accommodation briefly comprises; entrance porch, entrance hallway, open plan kitchen / living / dining area, 4-bedrooms (2 en-suite), family bathroom, sunroom and utility room.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

‘The Lellow House’, 6 The Haven, Rosslare Strand, Co. Wexford

Kehoe & Associates are delighted to present ‘The Lellow House’, No.6 The Haven, to market. This 4-bed / 3-bath family home is situated in the sought-after development of ‘The Haven’ in the heart of Rosslare Strand. ‘The Lellow House’ is located a stone’s throw from Rosslare Strand’s ‘Blue Flag’ beach, a mere 170m from Rosslare National School and just 300m from Rosslare Golf Club. Residents can enjoy a round of golf on the only true ‘links’ golf course in the south east or unwind at the renowned Kelly’s Resort Hotel & Spa. 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, pharmacy, playground, creche, Rosslare Strand AFC, Rosslare Watersports Centre, tennis and crazy golf.

The ground floor accommodation in ‘The Lellow House’ is extensive and comprises an entrance porch, entrance hallway, spacious open plan kitchen / living / dining area, 3-bedrooms (1 ensuite), family bathroom, utility room and a sunroom with French doors leading to the rear garden. Upstairs you will find a landing area, and the master bedroom with ensuite. A Stanley range cooker features in the kitchen benefitting from an oil-fired back boiler heating system. To the front of this wonderful home is a gravelled driveway with private parking. The rear garden is directly south facing, private and not overlooked making an ideal place to relax and enjoy the best of the sunshine the ‘Sunny South East’ has to offer. The purchaser of this charming property will enjoy the vibrant and active atmosphere of one of Ireland’s most wonderful holiday destinations. This property would make an ideal family, summer residence or investment property. Viewing comes highly recommended.





ACCOMMODATION

Ground Floor

Entrance Porch	2.44m x 1.30m	Tiled floor.
Entrance Hallway	4.15m x 2.83m	Tiled floor and staircase to first floor.

Open Plan Kitchen/ Living /Dining Room

Living Area	4.31m x 4.14m	Carpet floor and open fire place .
Hotpress		With dual immersion.
Dining Area	3.65m x 2.56m	Carpet floor.
Kitchen	3.80m x 3.14m	Tiled floor floor and eye level units, electric hob with extractor, Stanley range cooker with back boiler, stainless steel sink and integrated Hotpoint dishwasher.
Utility Room	1.93m x 1.47m	Whirlpool washing machine and NordMende fridge freezer.
Sunroom	3.06m x 2.94m	Tiled floor and French doors to garden area.
Bedroom 2	3.38m x 2.76m	Carpet floor and ensuite.
Ensuite	2.38m x 1.09m	Tiled floor, par tiled walls, w.c., w.h.b., shower stall with pump shower and tiled surround.
Bedroom 3	3.39m x 2.49m	Carpet floor.
Family Bathroom	2.38m x 1.77m	Tiled floor, part tiled walls,w.c., w.h.b. and bath.
Bedroom 4	3.40m x 2.48m	Carpet floor.

First Floor

Landing	2.83m x 1.50m	Carpet floor.
Master Bedroom	4.12m x 3.73m	Carept floor and ensuite.
Ensuite	1.93m x 1.56m	Carpet floor, w.c., w.h.b., shower stall with Triton TX8500i electric shower and tiled surround.

Total Floor Area: c. 140 sq.m. / c. 1,507 sq.ft.





Features

- 4-bed / 3-bath family home
- Flexible, light filled accommodation
- Walking distance to all of Rosslare Strand's amenities
- Stone's throw to Rosslare Strand's 'Blue Flag' beach
- Suitable for a variety of purchasers
- Acc. extending to c. 140 sq.m. / 1,507 sq.ft.

Services

- Mains Water
- Mains Drainage
- BBCH
- ESB
- Broadband available

Outside

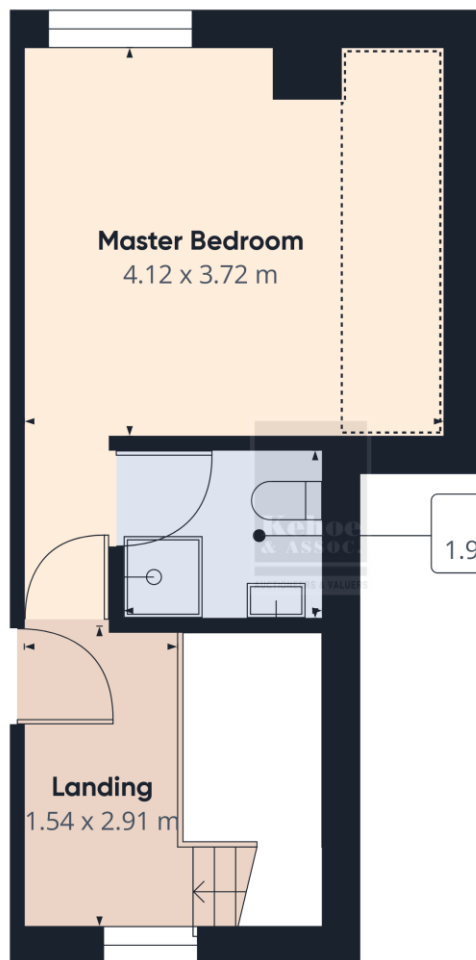
- South facing rear aspect
- Private rear garden
- Lawn areas front and rear
- Private parking
- Walking distance to all local amenities

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

DIRECTIONS: Eircode: Y35 F295. 'For Sale' sign







Floor 1



Approximate total area⁽¹⁾
24.34 m²

Reduced headroom
3.42 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Building Energy Rating (BER): E1 BER No. 117602029

Energy Performance Indicator: 338.91 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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