

FOR SALE

AMV: €330,000 (FULLY FURNISHED)

File No.d753. BK



**Kehoe
& ASSOC.**

34 Castle Gardens, St. Helen's, Rosslare Harbour, Co. Wexford

- Fabulous 4-bed / 3-bath family home extending to c. 107 sq.m. / 1,152 sq.ft.
- Short stroll to picturesque St. Helen's Bay Beach and 18 hole Golf Course.
- No. 34 occupies a unique corner plot, overlooking the old ruins of Ballyhire Castle.
- Perfect family home / summer residence benefitting from a south facing rear aspect.
- Well maintained property throughout and presented to market fully furnished.
- Accommodation briefly comprises; entrance hallway, open plan kitchen / dining / living area, 4 bedrooms (master ensuite), sunroom, family bathroom and a guest w.c.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



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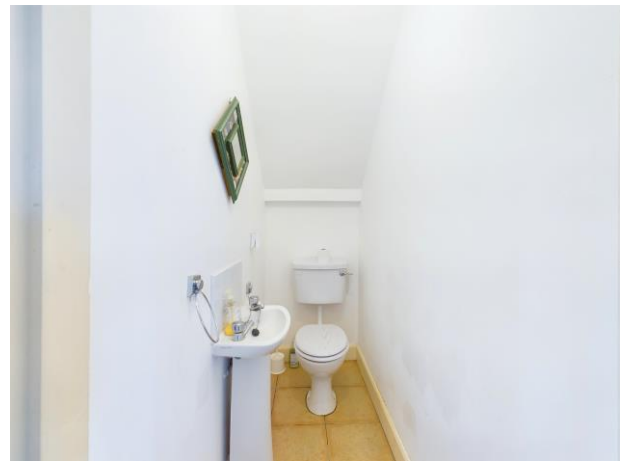


34 Castle Gardens St. Helen's, Rosslare Harbour, Co. Wexford

Kehoe and Associates are delighted to present this fabulous 4-bed / 3-bath home to market. Located just 650 metres from St. Helen's Bay Golf Club and the stunning St. Helen's Bay Beach, this location is highly sought after from holiday makers and permanent residents alike. St. Helen's Bay Golf Course is an excellent 18 hole parkland golf course with two signature cliff edge finishing holes. No. 34 Castel Gardens is most ideally positioned within St. Helen's Village, a mere 50 metre walk from a children's playground area and tennis courts.

No.34 property occupies a corner plot with a south-facing rear aspect, benefiting from sunshine throughout the day. This plot is uniquely positioned overlooking the old ruins of Ballyhire Castle, offering privacy, shelter and a calming feeling while relaxing or dining al fresco in the rear garden. The ruins are set on a large green space, directly behind the residence. This area lends itself nicely to outdoor activities.

Rosslare Harbour is located approximately 3km away where there is a host of amenities including The Dock Boutique Restaurant, supermarket, church, pharmacy, café, Rosslare Rangers AFC and Rosslare Europort. The village of Kilrane is just 1.7km away, where there are two lively pubs that serve great bar food and there is also an excellent national school. This 4-bed property comprises of an entrance hallway, open plan kitchen / dining / living area, bedroom, guest wc and sunroom on the ground floor. Upstairs features a landing area, 3 bedrooms (master ensuite) and a family bathroom. The property is presented in good condition throughout and comes to market fully furnished. Viewing of this wonderful home comes highly recommended.



ACCOMMODATION

Ground Floor

Entrance Hallway 2.79m x 1.32m

Bedroom 4 / Home Office 2.58m x 2.78m

Office

Guest W.C. 1.87m x 0.84m

Open Plan: Dining / Kitchen / Living Area 6.98m x 4.87m (max)

Area

Laminate floor and staircase to first floor.

Laminate floor.

Tiled floor, w.c. and w.h.b.

Laminate floor, open fireplace with granite hearth with timber surround, floor and eye level units, New Indesit fridge freezer, Whirlpool washing machine, Whirlpool dishwasher, electric oven, hob, extractor, Whirlpool tumble dryer and tiled splashback. Triple aspect windows and double doors into:

Laminate floor and French doors to rear patio.

Sunroom 3.38m x 2.58m

First Floor

Landing 2.75m x 2.30m (max)

Hotpress

Bedroom 3 2.98m x 2.75m

Family bathroom 2.12m x 1.75m

Timber floor.

With dual immersion.

Timber floor and views of Golf Course.

Lino floor, w.c., w.h.b., bath with mixer taps and tiled surround.

Bedroom 2 3.16m x 3.07m

Master Bedroom 3.70m x 3.06m

Ensuite 2.39m x 1.00m

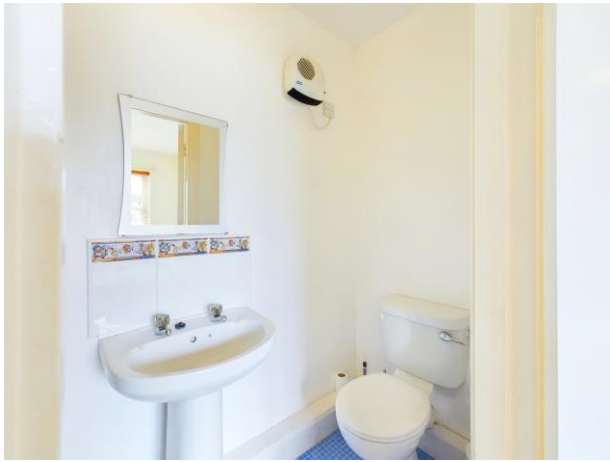
Timber floor.

Timber floor, built-in wardrobe units and ensuite.

Lino floor, shower stall with pump shower with tiled surround w.c. and w.h.b.

Total Floor Area: c. 107 sq.m. / c. 1152 sq.ft.





Features

- 4-bed / 3-bath family home
- Occupies a private corner plot
- Fully furnished
- Acc. extending to c. 107 sq. m. / 1153 sq. ft.
- Well presented throughout
- Overlooking ruins of Ballyhire Castle

Outside

- South facing rear aspect
- Rear patio area
- 50m to playground & tennis courts
- Private parking
- 650m to St. Helen's Bay Beach & Golf Club

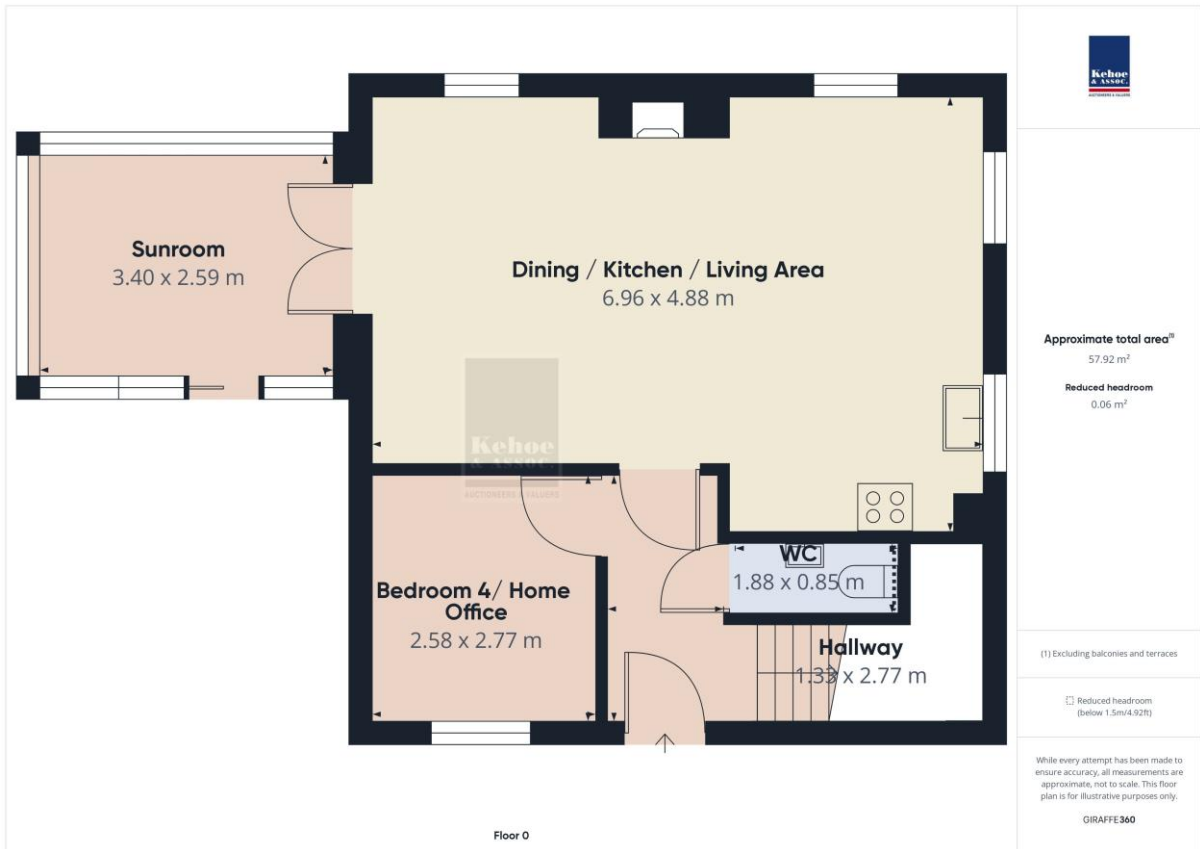
Services

- Mains Water
- Mains Drainage
- Electric heating
- ESB
- Carnsore broadband available

MANAGEMENT FEES: Paid annually €1,596 (2024) to include bins, common grounds insurance and grass maintenance all year round. The house is painted outside every 3 years.

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

DIRECTIONS: From the Rosslare Road Roundabout, take the N25 towards Rosslare Harbour. Continue for approximately 7km until the Ashfield Cross Roundabout. Take the 2nd exit towards Rosslare Harbour staying on the N25. Proceed on the N25 until the village of Kilrane. Take the right turn immediately after the primary school. In 1.2km turn left for St. Helen's Village. Take the first turn left in St. Helen's Village and continue straight to No.34 Castle Gardens. 'For Sale' board. **Eircode: Y35 F961**



Building Energy Rating (BER): D1 BER No. 117628149

Energy Performance Indicator: 226.44 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

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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

