

# FOR SALE

AMV: €285,000

File No. d743.BF



## 5 Sandy Lane, Rosslare Strand, Co. Wexford

- Deceptively spacious three bedroomed semi-detached home nicely positioned overlooking the green area in this quiet enclave of only 10 houses beside the village of Rosslare Strand, Wexfords' Premier Holiday Resort. Conveniently situated within walking distance of Strand Road, the fabulous Blue-Flag Beach and all that Rosslare Strand has to offer.
- The property has been well cared for over the years and is presented to the market in good condition throughout. Bright generously proportioned well laid out accommodation. Private rear garden with lovely sunny aspect and off-street parking.
- This property would make an excellent starter home or quiet coastal retreat perfectly located to enjoy all the Sunny South East has to offer.
- Early Viewing is highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393 or [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



**Kehoe  
& ASSOC.**

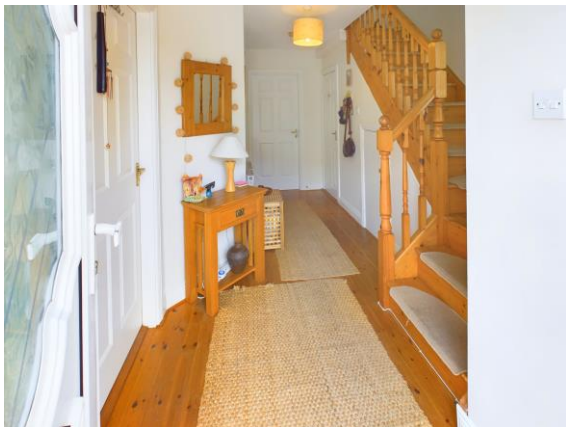
## 5 Sandy Lane, Rosslare Strand, Co. Wexford

**Description:** Deceptively spacious three bedroomed semi-detached home nicely positioned overlooking the green area in this quiet enclave of only 10 houses beside the village of Rosslare Strand, Wexfords' Premier Holiday Resort. Conveniently situated within walking distance of Strand Road, the fabulous Blue-Flag Beach, pubs, restaurants, cafes and all that Rosslare Strand has to offer. Perfectly positioned for a ramble down Strand Road or a stroll along the beach and enjoy a tippie, coffee or bite to eat on the way home. Bus and train services are available nearby and Wexford Town home to the National Opera House and some excellent shopping/dining establishments is only 15 minutes' drive. Just 10 minutes' drive from Rosslare Euro Port.

The property has been well cared for over the years and is presented to the market in good condition throughout. The accommodation is bright and spacious, sitting room with solid fuel stove and double doors to kitchen/dining room with sliding patio doors to garden and guest toilet at ground floor level. Three spacious bedrooms (master ensuite) and family bathroom at first floor level.

Concrete drive offering ample parking to the front. Private enclosed garden to the rear with some nice mature planting, paved patio area and lovely sunny aspect, perfect for outdoor dining.

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## ACCOMMODATION

### *Ground Floor*

Entrance Hallway	4.98m x 1.37m	With timber floor and understairs storage press.
Sitting Room	4.00m x 4.10m	With feature fireplace with solid fuel stove timber floor and double doors to:
Kitchen / Dining Area	6.49m x 3.90m	With excellent range of built-in floor and eye level units, electric cooker, extractor, plumbed for washing machine and dishwasher, part tiled walls, part tiled floor and part timber floor. Door to outside and sliding patio doors to rear garden.
Toilet	1.51m x 0.79m	With w.c., w.h.b. and timber floor.

### *First Floor*

Bathroom	2.35m x 1.83m	Bath with electric shower over, w.c., w.h.b., part tiled walls and tiled floor.
Bedroom 1	4.01m x 3.40m	With timber floor and shower room ensuite.
Ensuite	2.35m x 1.44m	Tiled shower with electric shower w.c., w.h.b., part tiled walls and tiled floor.
Bedroom 2	3.57m x 2.77m	With timber floor and built-in storage press.
Bedroom 3	2.49m x 2.40m	With built-in wardrobe and timber floor.

**Total Floor Area: c. 108.6 sq.m. ( c. 1,168.96 sq.ft.)**





### Features

- Adjacent to Blue Flag beach.
- Walking distance all village amenities.
- Quiet enclave of only 10 houses.
- Bright spacious accommodation

### Outside

- Concrete drive offering ample off-street parking.
- Private enclosed garden with lovely sunny aspect.
- Patio area
- Side access, barna shed

### Services

- Mains water.
- Mains drainage
- Mains electricity.
- OFCH
- Solid fuel stove

**NOTE:** All carpets, curtains, blinds, electrical cooker, extractor and light fittings are included in the sale.

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

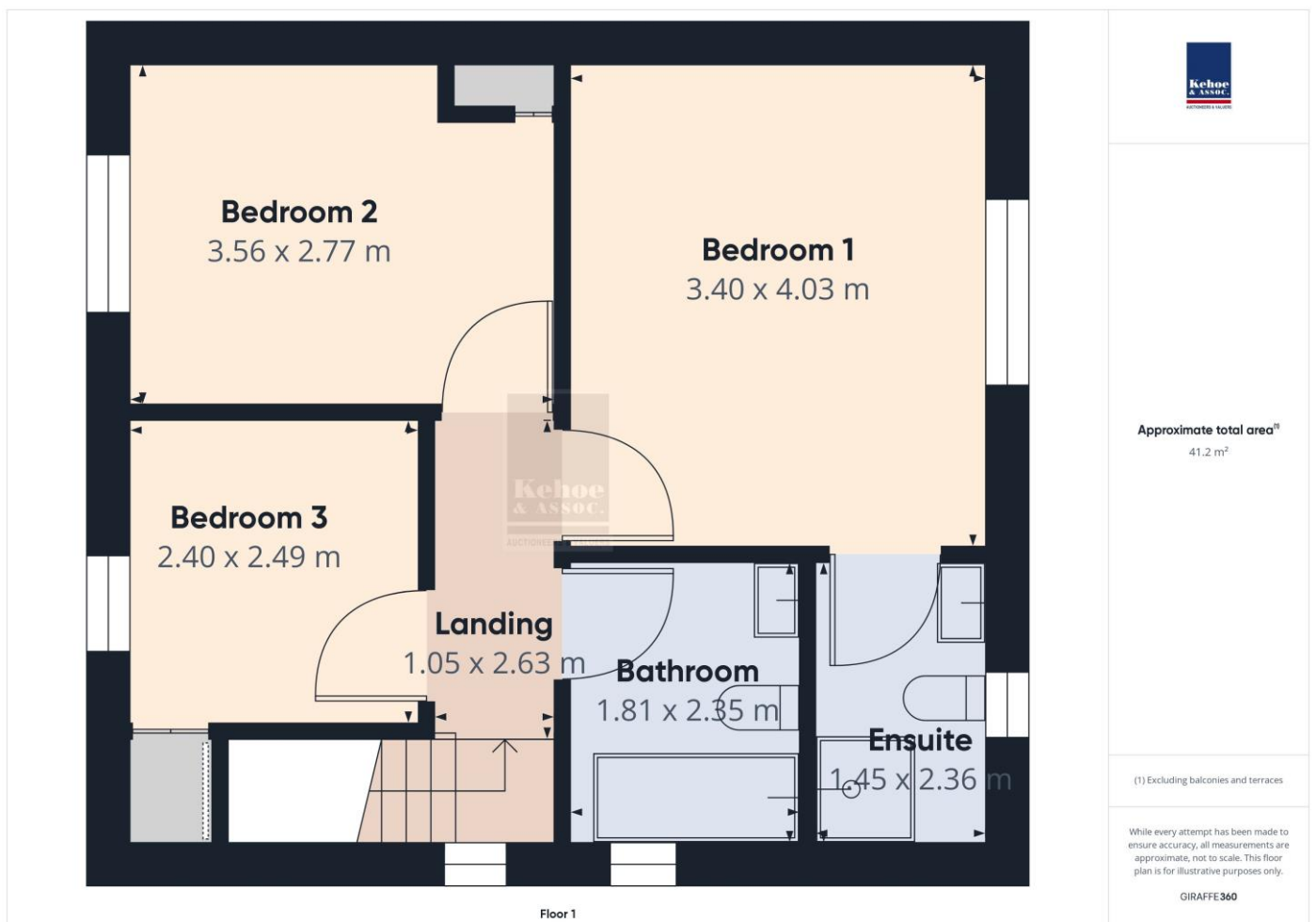
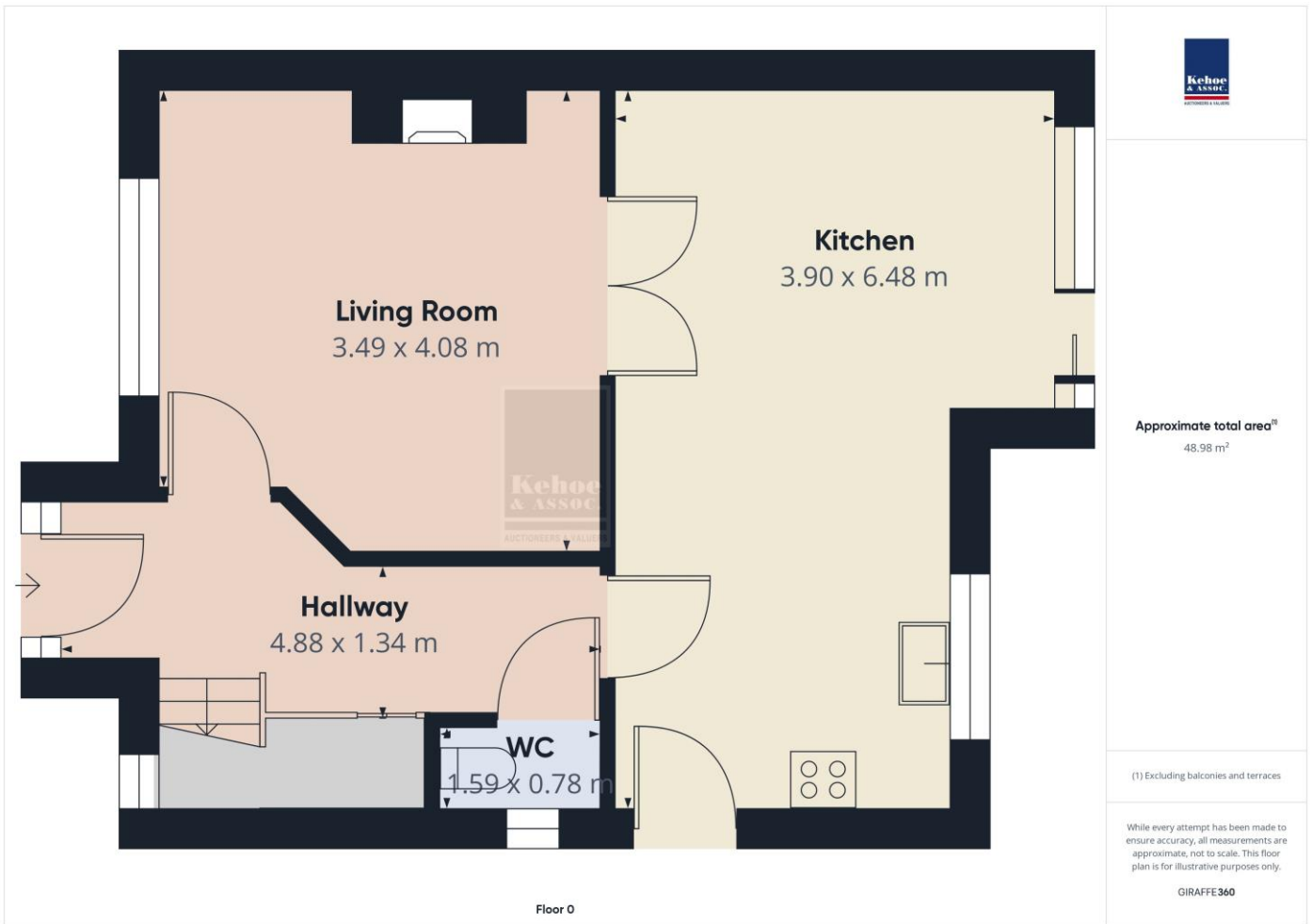
**DIRECTIONS:** Eircode: Y35TK64











**Building Energy Rating (BER): ~~xx~~C3 BER No. ~~xxx~~117630590**  
**Energy Performance Indicator: ~~xxx~~203.08 kWh/m<sup>2</sup>/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

