

FOR SALE

AMV: €300,000 (Furnished)

File No.c971.BF



7 Cherry Grove, Grangewood, Rosslare Strand, Co. Wexford

- Attractive 3 bed detached cottage style residence situated in Cherry Grove Grangewood within walking distance of Rosslare's 'Blue Flag' beach. Cherry Grove is an ideal location for a holiday home or weekend retreat, conveniently situated on the Grange Road within walking distance of all amenities.
- Presented in mint condition throughout and offered for sale fully furnished and ready for immediate occupation. Excellent accommodation with interlinking sitting room, kitchen and sunroom, 3 bedrooms(one ensuite), bathroom and two useful storage closets.
- Private enclosed rear garden with paved patio area and lovely sunny aspect perfect for outdoor dining or an evening barbeque. Ample carparking.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

7 Cherry Grove, Rosslare Strand, Co. Wexford

Description: Attractive 3 bed detached cottage style residence situated in Cherry Grove Grangewood within walking distance of Rosslare's 'Blue Flag' beach. Cherry Grove is an ideal location for a holiday home or weekend retreat, conveniently situated on the Grange Road, close to the fabulous Blue Flag Beach and the vast array of amenities that Rosslare Strand has to offer including golf club, community centre, tennis courts, hotels, shops, restaurants, pub, post office, water sports, church, medical centre, pharmacy, bus and rail services.

The property has been well maintained over the years and is presented in mint condition throughout. The property is tastefully decorated in an attractive neutral pallet and offered for sale fully furnished ready for immediate occupation. No. 7 Cherry Grove offers excellent accommodation with interlinking sitting room, kitchen and sun-room, providing fabulous entertaining space and 3 generously proportioned bedrooms perfect for family or guests.

It is nicely positioned overlooking the green area. Concrete drive to the front with ample communal visitor parking adjacent. Enclosed private rear garden with extensive paved patio area and lovely sunny aspect perfect for outdoor dining or an evening barbeque. Viewing comes highly recommended and is by prior appointment with the sole selling agents only. For further details and appointment to view contact Wexford Auctioneers Kehoe & Assoc. on 053 9144393.





ACCOMMODATION

Entrance Hallway	1.47m x 1.27m	With laminate flooring, open plan to
Living Room	5.48m x 4.90m	With laminate flooring, open fireplace, cloaks closet and storage closet, double doors to sunroom, double doors to:
Kitchen	2.36m x 3.60m	With laminate flooring, part-tiled walls, built-in floor and eye level units, integrated hob, extractor, fridge freezer, dishwasher.
Sunroom	3.80m x 2.40m	With laminate flooring, sliding patio doors to rear garden.
Bedroom 1	2.98m x 3.42m	With laminate flooring and shower room ensuite.
Ensuite	2.45m x 0.89m	With tiled flooring, tiled shower stall with electric shower, w.c., w.h.b., understairs storage press
<i>First Floor</i>		
Hot press		With dual immersion
Bathroom	2.85m x 1.64m	With part-tiled walls, tiled flooring, bath with shower mixer taps, w.c., w.h.b.
Bedroom 2	4.18m x 2.90m	With timber flooring, walk-in wardrobe and shower room ensuite
Ensuite	2.06m x 2.07m	With timber flooring, tiled shower stall, electric shower, w.c., w.h.b.
Bedroom 3	4.00m x 2.09m	With timber flooring

Total Floor Area: c. 102.43 sq.m. (c. 1,102.55 sq.ft.)



Features

- Presented in mint condition
- Fully furnished
- Walking distance of 'Blue Flag Beach'
- Within easy reach of excellent village amenities

Outside

- Concrete drive
- Private rear garden with lovely sunny aspect
- Paved Patio area
- Barna shed

Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

NOTE: For sale including all curtains, blinds, electrical appliances, light fittings, and furniture. All pictures and personal items are expressly excluded from the sale.

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

DIRECTIONS: Eircode Y35FW29



Floor 0



Approximate total area⁽¹⁾
60.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.



Building Energy Rating (BER): C3 BER No. 105522163
Energy Performance Indicator: 224.69 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

