

FOR SALE

AMV: €245,000 (Fully Furnished)

File No.d938. BK



28 Southbay Point, Rosslare Strand, Wexford

- Situated on Strand Road in the heart of Rosslare Strand, just steps from the renowned 'Blue Flag' beach, Kelly's Resort Hotel & Spa, Rosslare Golf Club and an array of restaurants, cafes, and leisure amenities.
- Southbay Point is a sought-after gated complex featuring well-maintained communal gardens, ample car parking, and a small play area.
- Light filled, well-proportioned accommodation extending to c. 75 sq.m. / 807 sq.ft.
- Presented in brilliant order and offered for sale fully furnished, this excellent apartment is ready for immediate occupancy.
- Ideal starter home, retirement home, summer residence or investment property.
- Accommodation briefly comprises: entrance hallway, open plan kitchen / living / dining area, 2 bedrooms (master en-suite) and a bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

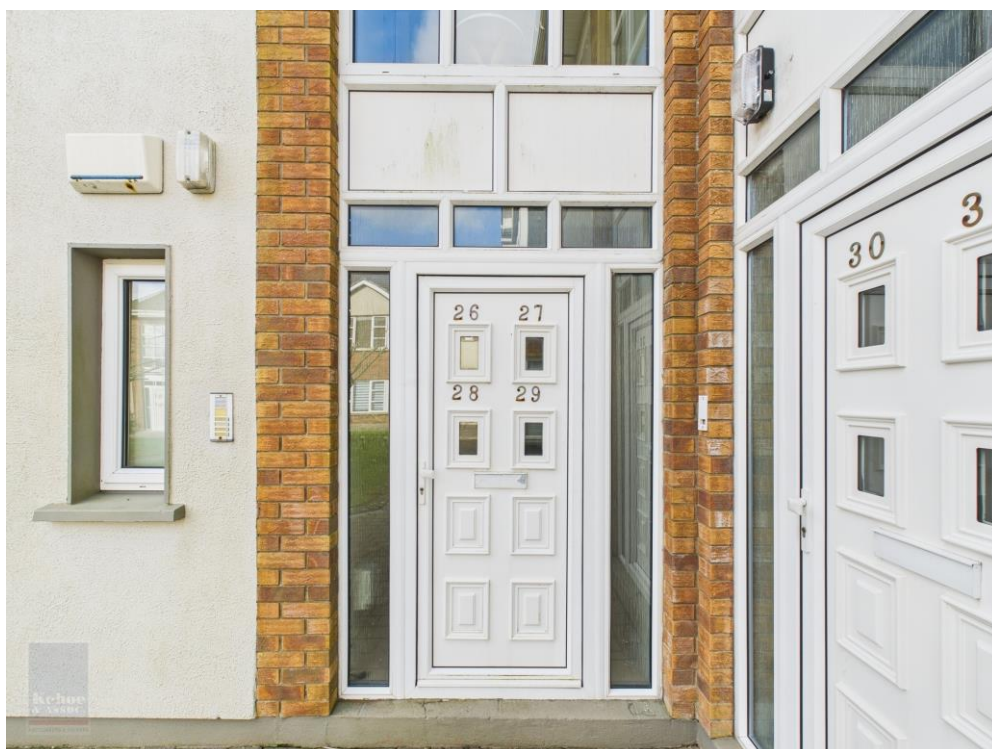


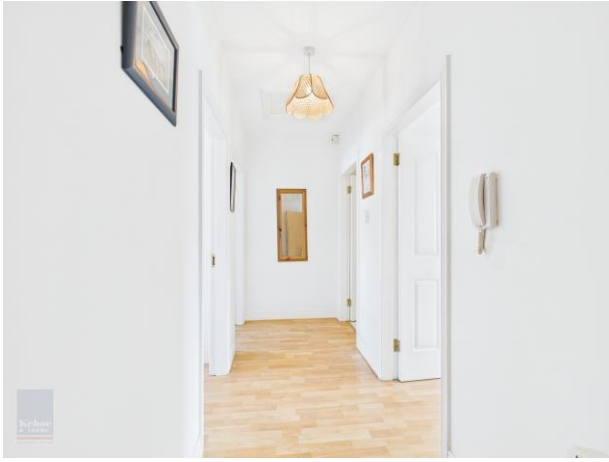
**Kehoe
& ASSOC.**

28 Southbay Point, Rosslare Strand, Co. Wexford

Situated on Strand Road in the heart of Rosslare Strand, No. 28 Southbay Points enjoys an unbeatable location just a short stroll from Rosslare Strand's stunning 'Blue Flag' beach and the renowned Kelly's Resort Hotel & Spa. This exclusive, gated development offers a rare opportunity to experience the very best of coastal living, with immediate access to a selection of cafes, restaurants and pubs, as well as excellent leisure facilities including the only true links golf course in the southeast. The village also boasts other fantastic local amenities such as a supermarket, pharmacy, church, Rosslare National School, a playground, a crèche, and a variety of sporting facilities including Rosslare Strand AFC, Rosslare Watersports Centre, tennis courts, and crazy golf. Additionally, the area is well connected by bus and train services making Wexford Town and beyond easily accessible.

No. 28 Southbay Point is a superb first-floor apartment within this exclusive and well-maintained gated complex. The development offers ample car parking and a walled garden with a play area on-site. This fully furnished first floor apartment has been maintained to the highest standards from its loving owners who have owned this property from new. No. 28 is presented in excellent order offering bright and spacious accommodation throughout. The accommodation features an open plan kitchen / living / dining area, two well-proportioned bedrooms, including the master ensuite, and a bathroom. Large windows throughout the property ensure an abundance of natural light, while the apartment's orientation provides sunlight to the living area from the afternoon into the evening. With its unbeatable location just steps from the beach, this low maintenance property is an ideal choice for those seeking a coastal home, whether as a permanent residence, a holiday retreat, or an investment in one of Wexford's most desirable holiday destinations.







ACCOMMODATION

Entrance Hallway	4.93m x 1.10m	Laminate floor.
	5.00m x 1.27m	Laminate floor.
Living / Dining Room	5.24m x 4.92m (max)	Laminate floor, open fireplace with granite hearth and surround.
Kitchen	2.56m x 2.49m	Tiled floor , floor and eye level units, electric oven, hob, extractor, Indesit washing machine/dryer, undercounter fridge freezer, microwave, tiled splashback, stainless steel sink and storage cupboard.
Bedroom 2	3.49m x 2.56m	Laminate floor.
Bathroom	3.13m x 2.20m (max)	Fully tiled, w.c., w.h.b. and bath with mixer taps. Hotpress.
Master Bedroom	3.47m x 2.95m	Laminate floor bay windows.
Ensuite	1.74m x 1.68m	Fully tiled, w.c., w.h.b. and shower stall with Triton t90z electric shower.

Total Floor Area: c. 75 sq.m. / c. 807 sq.ft.



Features

- Offered to market fully furnished
- One owner from new
- Low maintenance property
- Presented in brilliant order
- Superb central location
- Ready for immediate occupation

Outside

- Exclusive gated complex
- 5 minutes' walk from Kelly's Resort Hotel & Spa
- Well-maintained communal gardens
- Ample communal parking
- Small play area
- Intercom access

Services

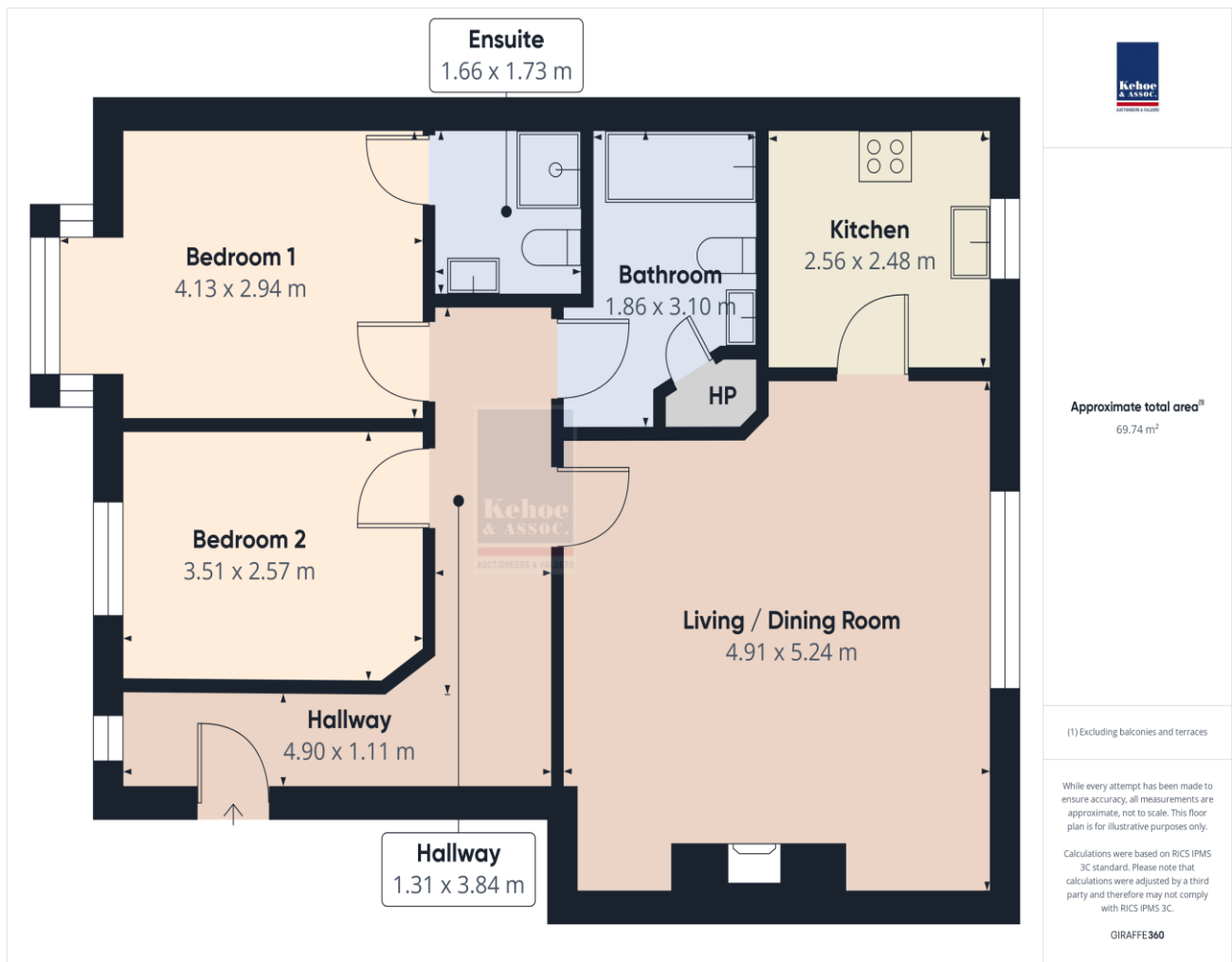
- Mains water
- Mains drainage
- ESB
- Electric storage heating
- Open fireplace
- Fibre broadband available

NOTE: All curtains, blinds, appliances, light fittings and furniture are included in the sale.

SERVICE CHARGE: The service charge for 2024/2025 was €2,000. The management company is Falcondale Property Management.

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

DIRECTIONS: Eircode: Y35 XH26. 'For Sale' sign



Building Energy Rating (BER): C2 BER No. 112853270

Energy Performance Indicator: 197.13 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

