

# FOR SALE

AMV: €240,000 Fully Furnished

File No.D949.CWM



## 48 Castle Gardens, St. Helen's, Rosslare, Wexford Y35 F754

- This is a most perfect three-bedroom holiday home in exceptional condition with a large south facing patio equipped with lighting and wall mounted heaters for long summer evenings.
- Located in the well-known St. Helens Bay Golf and Country Club where there is a wide range of amenities including Golf course, Tennis, basketball courts, children's play area, bar and restaurant. Explore numerous walks to the Bing Bay or Carne beach where sandy coves and headlands awaits. Only 2 hours from Dublin and 5 minutes from Rosslare Europort.
- The refurbished accommodations feature entrance hall, open plan Kitchen/ Dining/Living area, sunroom, master bedroom with ensuite, Two further bedrooms and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## **48 Castle Gardens, St. Helen's, Rosslare, Wexford Y35 F754**

Kehoe and Assoc is delighted to present this immaculate holiday home in St Helen's Bay. Built in c. 2002 this mature development is extremely popular for holiday homes and indeed full-time residence. The three-bedroom ground floor residence at 48 Castle Gardens, host the most impressive south facing patio with lighting and heaters. The St. Helen's Golf club is easily reached.

The property has 2 allocated car parking adjacent to the property, with a footpath leading to the front door. There is an outdoor pressurised rainwater shower and the benefit of substantial storage. The grounds are managed and are always immaculate all year round. This particular property is in excellent condition with recent refurbishments including new bathrooms and new kitchen, exceptionally well maintained by the current owners.

The accommodation comprises of an entrance hall, large open plan living / dining / kitchen area, large sunroom which leads out to the large south facing patio. From the central corridor there is a master bedroom with ensuite and two further bedrooms all with built in wardrobes, and a family bathroom. Off the hallway is a hot press and a second storage closet with electric points and ample storage space.

To arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. on 053 9144393

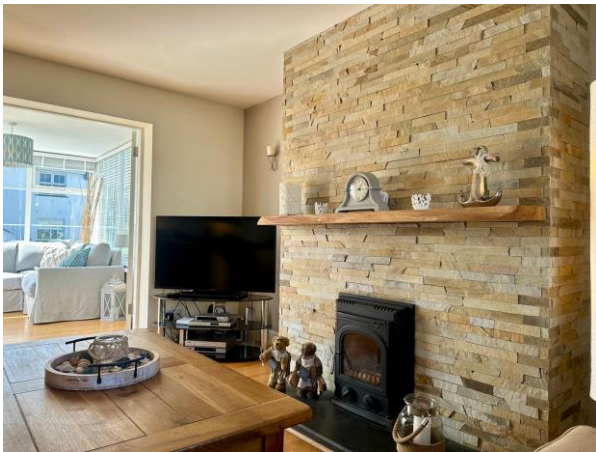




## ACCOMMODATION

Entrance Hall	4.69m x 1.48m	Tiled flooring throughout, panelling surround, coat hanging rails, opening to:
Large Central Hall	5.72m (max) x 2.55m (max)	Tiled flooring throughout with half wall timber panel surround.
<i>Part Glass Door to:</i>		
Open Plan	8.04m x	Kitchen area is fully tiled with floor and eye level cabinets, refurbished in 2023 to include new appliances including Bosch electric oven, Bosch induction hob with Neff extractor fan overhead, Neff dishwasher, integrated Nordmende mico-wave, ample countertop space with tiled splashback and stainless-steel sink, Whirlpool dishwasher, breakfast counter space. Dining/Living Area, redecorated in 2023 with semi-solid Ash floors throughout, feature insert solid fuel stove with brick surround, tv points and electric points, dual aspect with windows overlooking front door pathway and large south facing patio area
Kitchen/Dining/Living area	4.58m	
<i>Double glass doors leading to:</i>		
Sunroom	3.53m x 2.71m	Semi-solid Ash floors throughout, glass surround with sliding patio door leading to directly south facing expansive patio area. Note: the patio is built on a supporting base suitable for extension.
<i>Off Central Corridor:</i>		









## **ACCOMMODATION**

Large Storage Space

Hot-press

Master Bedroom 4.59m x 3.22m

Space for fridge freezer and open shelves

Water softener and storage space.

Semi-solid Ash floors throughout, built in wardrobes, large window overlooking side passageway with the benefit of facing the Castle Garden walls enclosing this home and offering great privacy, and door to;

Ensuite 2.21m x 1.13m

Fully refurbished in 2023, tiled flooring, floor to ceiling tile surround, large glass door enclosed pressure pump shower with large rainwater shower head and separate shower faucet, w.h.b. and w.c.

Bedroom 2 3.27m x 2.89m

Semi-solid Ash floors throughout, large window overlooking south facing patio, wall mounted socket and tv points, ample space for double or twin beds, closet with open shelves and rail.

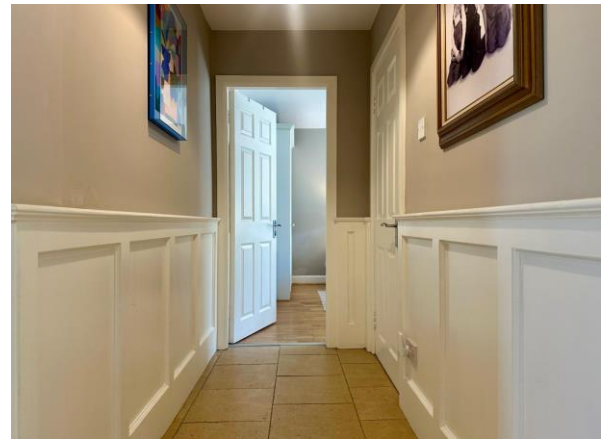
Bedroom 3 3.30m x 2.37m

Semi-solid Ash flooring throughout, built in double wardrobe, space for double bed, double wardrobe with electric points and tv point, window overlooking side passage with the benefit of Castle Garden walls enclosing this home and offering great privacy.

Family Bathroom 2.10m x 1.87m

Fully refurbished in 2023, tiled flooring, floor to ceiling tile surround, large walk-in shower, pressure pump shower with rainwater shower head and separate shower faucet, w.h.b. and w.c..

**Total Floor Area: c. 104 sq.m. / 1,120 sq.ft.**





## Features

- Built in 2002
- Extending to 104 sq.m.
- 3 Bedrooms, 2 Bathrooms
- Fully furnished in turnkey condition

## Services

- Mains water
- Group treatment plant
- Electric heating throughout and separate solid fuel stove
- Broadband
- Two private car parks

## Outside:

- Large south facing patio, elevated with a wall and granite cap surround.
- Built in lighting throughout, fully tiled with a tile upright surround, electric points, wall mounted heaters, step down to a tile wrap around meeting the grass verge.
- Constructed with a solid base suitable for an extension and drainage system.
- Pressure pump outdoor shower, located outside to reduce noise levels, hot water outdoor shower, expansive storage space with head lighting built along the private castle wall aspect.

**Management Fee:** Paid annually €1,700 (2025) including bins, commons grounds insurance, management fees and grass maintenance all year round. The house is painted outside every 3 years.

**Please note:** Please note the high-quality contents of the property to include all free-standing furniture, appliances and garden furniture. The TV's and art are not included in the sale.

**Viewing:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**Directions:** Eircode: Y35 F754









**Building Energy Rating (BER): C3      BER No. 118289230**  
**Energy Performance Indicator: 215.69 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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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. PRSA No. 002141