

# FOR SALE

AMV: €395,000

File No. D955.CWM



## **“Ross Lyng Cottage”, Ford of Lyng, Rosslare Strand, Co. Wexford Y35 WA27**

- Unique opportunity to own two properties on a single site, a detached dormer bungalow and separate one-bedroom mews. Ideal for an extended family or indeed holiday home.
- Located just outside Rosslare Strand where a host of amenities attract many holiday visitors and within 20 minutes' drive of Wexford town.
- Built in 1996 the main house extends to c. 152 sq.m with four-bedrooms and three-bathrooms.
- Set on c. 0.56 acres with dual access separating the main house and mews.
- Gardens in lawn with mature boundaries & large south facing deck off the main house.
- The accommodation features: Entrance hallway with under stairs storage, living/dining area with open fire and back boiler system dual aspect with lighting surround, sliding doors leading to rear garden and elevated patio, fully fitted kitchen with large dresser, ground floor second sitting room (bedroom 4), upstairs 3 bedrooms, master en-suite with bath & family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## **“Ross Lyng Cottage”, Ford of Lyng, Rosslare Strand, Co. Wexford Y35 WA27**

“Ross Lyng Cottage” is nestled just a short distance from the picturesque Rosslare Strand, this unique opportunity offers potential buyers two properties on a single site. Comprising a spacious detached dormer bungalow and a charming one-bedroom mews, this property is perfect for an extended family or as an idyllic holiday retreat with guest mews.

Situated amid the coastal beauty of Rosslare Strand, the property enjoys proximity to a wide array of local amenities that draw holiday visitors year-round. Additionally, it is conveniently located within a 20-minute drive from Wexford town, providing both tranquillity and accessibility.

The main house, constructed 1996, boasts a generous floor plan extending to approximately 152 sq.m. Thoughtfully designed, it features four well-appointed bedrooms, one on the ground floor and a further three upstairs. There is three modern bathrooms, catering to the needs of a growing family or visiting guests.

Set on approximately 0.56 acres, the property enjoys the benefit of dual access, ensuring privacy and easy separation between the main house and the mews. The beautifully landscaped gardens, with lawns bordered by mature plantings, provide a serene backdrop. A large south-facing deck off the main house offers an ideal space for outdoor entertaining or simply soaking in the sun-dappled tranquillity.

Whether you're seeking a versatile family residence or an enticing holiday home investment, this property combines the best of both worlds in a coveted location. Embrace the blend of space, convenience, and coastal charm this property has to offer.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393 or email [info@kehoeproperty.com](mailto:info@kehoeproperty.com)







## ACCOMMODATION

Entrance Hall	4.36m x 2.08m	Solid timber pitch pine floors throughout, close to boot room space.
Open Plan Living/Dining Area	8.40m x 3.95m	Solid timber pitch pine floors throughout, dual aspect with windows overlooking front garden, side garden and sliding patio doors leading to south facing decking. Open fireplace with tiled and cast-iron surround.
Kitchen Space	4.10m x 3.11m	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, large dresser with display cabinetry, integrated fridge freezer, free standing Cannon dual gas hob and oven with extractor fan overhead, double drainer stainless steel sink with water filter tap, tiled splashback under large window overlooking rear garden, Hotpoint dishwasher, ample worktop space with breakfast counter area, tv and electrical points.
<i>Glass door leading to:</i> Utility Room	3.09m x 2.98m	Tiled flooring, fully fitted floor and eye level cabinets (butler's pantry) with 4 ring gas hob and extractor fan overhead, stainless steel sink and drainer and tiled splashback, ample worktop space, Candy washing machine and Candy dryer, door leading to rear garden.
Shower Room	2.96m x 0.86m	Tiled flooring, floor to ceiling tile surround, Aqualisa shower, w.h.b and w.c.
Ground Floor Bedroom (Second Sitting Room)	4.15m x 3.54m	Solid timber pitch pine floors, dual aspect, large window overlooking front garden and window overlooking side garden, open fireplace with cast iron surround.
<i>Timber staircase leading to:</i>		









## **ACCOMMODATION**

### ***First Floor***

Landing Area	2.95m x 2.41m	Tongued and grooved flooring and Velux overhead. access to overhead attic.
Master Bedroom	4.05m x 3.36m	Tongued and grooved flooring throughout. Large window overlooking side garden, fully fitted wardrobes to one wall, access to eaves storage space.
En Suite	2.46m x 1.66m	Solid timber floors, jacuzzi corner bath with facilitation for wall mounted shower overhead. w.h.b, floor to ceiling tile surround and w.c.
Hot-press	1.69m x 1.25m	Off landing area with open shelves and access to attic eaves.
Family Bathroom	2.09m x 1.68m	Tongued and grooved flooring, bath with tile surround, Triton T90xr overhead, w.h.b and w.c, Velux overhead.
Bedroom 2	3.58m x 3.13m	Tongued and grooved flooring, window overlooking side garden, tv points and electrical points.
Bedroom 3	3.56m x 2.99m	Tongued and grooved flooring, window overlooking side garden, electrical points. Hatch to attic eaves.

**Total Floor Area: c. 152 sq.m / 1,636 sq.ft**





## Features

- Detached dormer bungalow.
- Built in 1996
- 4 Bedrooms, 3 Bathrooms
- Extending to 152 sq.m / 1,636 sq.ft.

## Outside

- Secluded oasis with 0.56 acres
- Gated access from the roadside and separate lane access to the mews with own parking and garden area.
- Large decking to the rear directly south-west facing

## Services

- Mains water
- Treatment plant
- OFCH (back boiler)
- Fibre broadband

Separate large steel shed measuring 7m x 3m on concrete base.

**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 WA27







## “Mews”

The separate mews has the benefit of its own entrance, parking area and gardens. A pergola entrance invites you to the main living area via a sliding door.

The accommodation comprises of an open plan living / dining / kitchen area, double bedroom, and bathroom. Upstairs is an area suitable for storage. The total area extends to c. 56 sq.m.

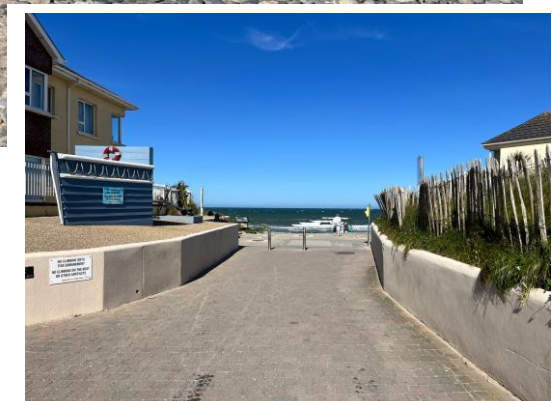
**Services:** Mains Water, Shared Treatment Plant, own OFCH, Fibre Broadband







***Rosslare Strand's fabulous Blue Flag Beach, pubs, restaurants, hotels and all that Ireland's premier holiday resort has to offer is within 5 minutes.***





**Building Energy Rating (BER): C3 BER No. 118443340**  
**Energy Performance Indicator: 222.19 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

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