

# FOR SALE

**AMV: € 350,000 Fully Furnished**

**File No.E135.CWM**



## **7 Lexington Court, Rosslare Strand, Co. Wexford Y35 AE09**

- Located just 500 meters from Rosslare Golf Club and a short walk to a 'Blue-Flag' beach, perfect for leisure enthusiasts.
- Built in 1996 and extending to c.110 sq.m the property offers adaptable accommodation with an open-plan living area and three bedrooms, including a ground floor en-suite.
- Features a private, enclosed south-westerly rear garden with no properties overlooking from behind.
- Boasts countryside & sea views from the upstairs bedrooms.
- Accommodation comprises of an open living space with open fire kitchen / living / dining and sunroom. Ground floor Bedroom and shower room.
- Upstairs two large bedrooms with family bathroom including laundry closet and expansive storage in the eaves.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## **7 Lexington Court, Rosslare Strand, Co. Wexford Y35 AE09**

Located just off Strand Road in Rosslare Strand, 7 Lexington Court is part of a small, exclusive development of only 18 homes. Ideal for beach and golf lovers, it's a short stroll from a 'Blue-Flag' beach, only 500 meters from Rosslare Golf Club, and just 1.4 km from Kelly's Hotel. The area boasts a wide range of amenities, including hotels, restaurants, shops, a playground, and various sports facilities such as golf, sea angling, and water sports. This home enjoys an outstanding location.

Owned by a single owner since its construction in 1996, this semi-detached residence is well-maintained and offers adaptable accommodation with an open-plan living area and three bedrooms. It features a ground floor bedroom with an en-suite, while the two upstairs bedrooms offer sea views. The property benefits from OFCH and double glazing, with ample communal parking at the front. The private, south-westerly rear garden is completely enclosed, ensuring no overlooking properties from behind. Inside, the home exudes a sense of light and spaciousness, featuring an open-plan living/dining/kitchen area with dual aspect windows leading to a sunroom and sunny rear patio. Low maintenance surroundings make it an ideal choice for a holiday home, second home, weekend retreat, or even a permanent residence.

The layout includes an open-plan living room, kitchen/dining room, sunroom, and a ground floor bedroom with en-suite. Upstairs, there are two more bedrooms with built-in wardrobes and a family bathroom. Properties in this prime location rarely become available, especially ones in such impeccable, move-in-ready condition.

Viewing is highly recommended. To schedule a viewing, please contact Wexford Auctioneers Kehoe & Assoc. at 053 9144393.



## ACCOMMODATION

Open Plan  
Kitchen/Living/Dining  
Room 6.90m x 5.10m

Solid timber floors throughout the living and dining area with tiles in the kitchen area. Dual aspect with windows overlooking front courtyard and rear south facing enclosed gardens. Kitchen is fully fitted with floor and eye level cabinets, Thor electric oven with extractor fan overhead, Beko dishwasher, Tricity free standing fridge freezer, ample worktop space, stainless steel sink and drainer, tiled splashback throughout, double door pantry cupboard space with drawer built in. To the living area is an open fire with tv points and electrical points.

*Sliding door leading to:*

Sunroom 3.52m x 3.23m

Tiled flooring, half wall and window surround with ample tilt and turn windows surround and French door leading out to rear patio.

*From open plan area, door leading to:*

Master Bedroom on 5.10m x 2.55m  
Ground Floor

Solid timber floors throughout, large window overlooking rear garden, built in closes, electric points.

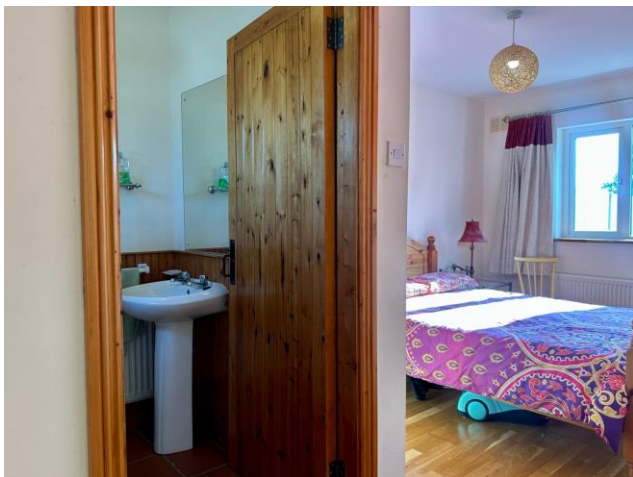
En suite 1.69m x 1.58m

Tiled flooring, half wall timber cladding surround, w.h.b., enclosed pressure pump shower system with tile surround and w.c..

*Solid timber staircase leading to:*







## **ACCOMMODATION**

### ***First Floor***

Landing Area	3.88m x 0.91m	Tongued and grooved floor, two windows overlooking rear garden availing of the water views. Hatch to overhead
Bedroom 2	5.08m x 3.23m	Tongued and grooved flooring, large window overlooking rear garden, common green areas, rolling countryside hills and water views, built in storage to the eaves with shelves and rails.
Family Bathroom	2.67m x 2.65m	Tiled flooring, bath with Triton T90 xr overhead, half wall timber cladding surround, w.h.b with mirror and lighting overhead, w.c.
<i>Door to:</i>		
Large Hot-press	2.70m x 1.24m	Tongued and grooved floor, ample open shelves throughout.
<i>Second door to:</i>		
Laundry Closet	0.89m x 0.89m	Plumbed for Ariston washing machine and compact sensor dry Thor dryer, Velux overhead.
Bedroom 3	5.08m x 2.57m	Tongued and grooved flooring, twin beds, storage built-in to eaves with shelves and rails, large window overlooking rear garden, rolling countryside views and water views

**Total Floor Area: c. 110 sq.m / 1,184 sq.ft**







### Features

- Walking distance to Rosslare Championship Links Golf Club
- Built in semi-detached property.
- 3-bedrooms, 2-bathrooms
- Ground floor bedroom and ensuite
- Extending to c. 110 sq.m / 1,184 sq.ft.

### Outside

- Directly south westerly facing garden with large patio area, easily maintained with mature shrub boundaries and garden shed
- Overlooking communal gardens to the rear and water views
- Communal parking area

### Services

- Mains water
- Mains drainage
- OFCH
- Broadband available.

**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 AE09



**Building Energy Rating (BER): E1 BER No. 118547181**  
**Energy Performance Indicator: 327.49 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

**CATRIONA MURPHY**

**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**



**Kehoe & Assoc.,**

Commercial Quay,  
Wexford

053 9144393

**[www.kehoeproperty.com](http://www.kehoeproperty.com)**

**Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)**



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