

FOR SALE

AMV: €310,000

File No. e116.BF



11 Sallyville Close, Rosslare Strand, Co. Wexford

- Attractive 3 bed semi-detached residence situated in this much sought after development of only 11 houses on Station Road in Rosslare Strand. The train station is right next door and the fabulous 'Blue Flag' beach is only a short stroll down the hill.
- The property has been well maintained over the years and is presented in excellent condition throughout. Tastefully decorated in an attractive neutral pallet and offered for sale part furnished ready for immediate occupation.
- Nicely tucked away on a very private corner site with fabulous south westerly facing rear garden the perfect spot for outdoor dining or soaking up the sun. Two designated parking spaces literally outside your front door and ample communal visitor parking adjacent.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

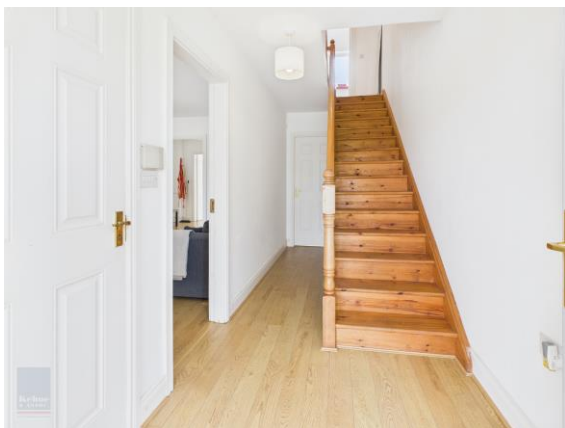
11 Sallyville Close, Rosslare Strand, Co. Wexford

Description: Attractive 3 bed semi-detached residence situated in this much sought after development of only 11 houses on Station Road in Rosslare Strand, the train station is right next door and the fabulous 'Blue Flag' beach is only a short stroll down the hill. Sallyville Close is the perfect location for a holiday home or weekend retreat, conveniently situated within easy reach of the vast array of amenities that Rosslare Strand has to offer including the 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 excellent condition throughout. The property is tastefully decorated in an attractive neutral pallet and offered for sale part furnished ready for immediate occupation. The accommodation is bright, spacious and well laid out with interlinking sitting room, kitchen and sunroom, 3 bedrooms (one ensuite), family bathroom and guest w.c.

Nicely tucked away on a very private corner site with fabulous south westerly facing rear garden the perfect spot for outdoor dining or soaking up the sun. The rear garden is fully paved and virtually maintenance free, the large site offers ample potential to extend (SPP). Two designated parking spaces literally outside your front door and ample communal visitor parking adjacent. Adman steel shed 4m x 3m

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. 053 9144393.





ACCOMMODATION

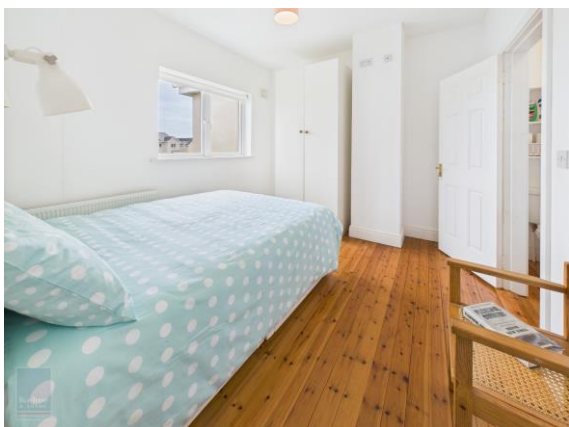
Ground Floor

Entrance Hallway	5.36m x 1.80m	With laminate floor.
Toilet	1.22m x 1.20m	With w.c., w.h.b. and laminate floor.
Sitting Room	4.01m x 4.14m	With feature open fireplace, built-in shelving laminate floor and double doors to:
Kitchen	6.05m x 2.81m	With excellent range of floor and eye level units, hob, extractor, oven, dishwasher, plumbed for washing machine, fridge, laminate floor and double doors to:
Sunroom	4.68m x 3.05m	With laminate floor and French doors to rear garden

First Floor

Bathroom	2.23m x 1.73m	Bath with mixer taps, w.c., w.h.b. and timber floor.
Bedroom 1	3.47m x 3.13m	With timber floor and shower room ensuite.
Ensuite	2.58m x 0.90m	Tiled shower stall with electric shower, w.c., w.h.b., fitted shelving and timber floor.
Hotpress		With dual immersion.
Bedroom 2	3.69m x 2.66m	With timber floor.
Bedroom 3	3.30m x 2.46m	With timber floor.

Total Floor Area: c. 110.66 sq. m. (c. 1,191 sq. ft.)





Features

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

Outside

- Large corner site
- Two designated parking spaces
- Private rear garden with lovely sunny aspect
- Adman steel shed 4m x 3m

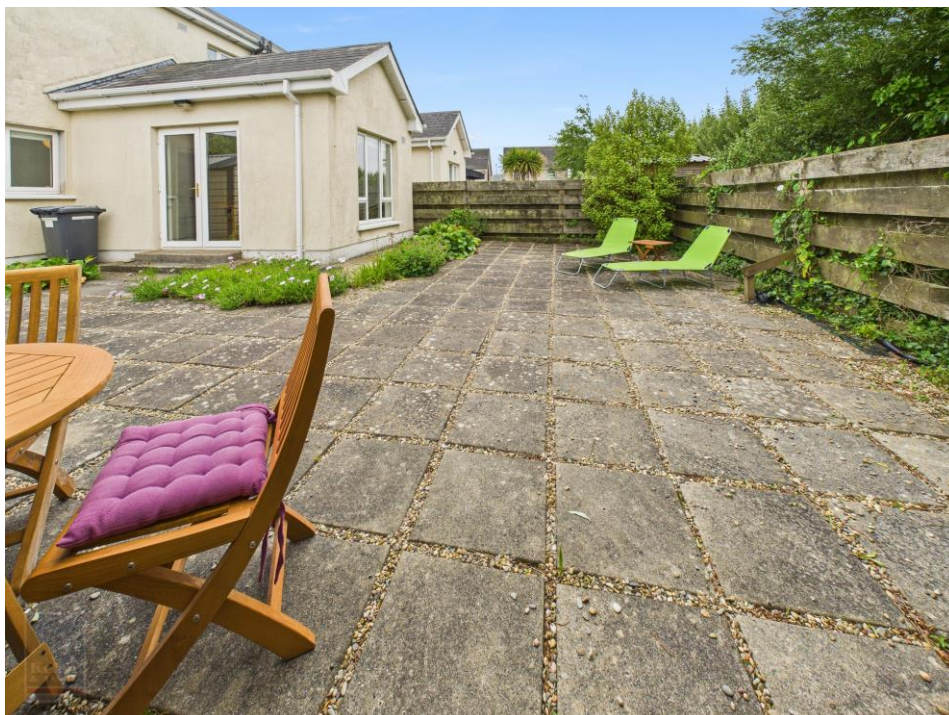
Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

NOTE: For sale including all blinds, light fittings, hob, extractor, oven, fridge, dishwasher, sitting room suite and dining room suite. All pictures, lamps, personal items, the 2 x wicker chairs in the sun-room, 2 x beds, 2 x bedside tables and all garden furniture are expressly excluded from the sale.

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

DIRECTIONS: Eircode Y35 FD71







Building Energy Rating (BER): C3 BER No. 118502533

Energy Performance Indicator: 208.36 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