

FOR SALE

AMV: €330,000

File No. c589.BF



5 Cherry Grove, Grangewood, Rosslare Strand, Co. Wexford

- Attractive 3 bed detached cottage style residence situated in Cherry Grove Grangewood within walking distance of Rosslare's 'Blue Flag' beach. Cherry Grove is an ideal location for a holiday home or weekend retreat, conveniently situated on the Grange Road within walking distance of all amenities.
- Recently upgraded with the installation of uPVC triple glazed windows, composite front door, wall and attic insulation, Huawei 9 panel solar system 3.4kw peak and inverter, pressurised water system, wiring for EV point, water softener, modern shower rooms, contemporary kitchen units and electrical appliances.
- Exceptionally private rear garden with fabulous sunny aspect perfect for outdoor dining or an evening barbeque. Low maintenance finish, fully insulated Adman Steel home office + utility room and glass house.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

5 Cherry Grove, Grangewood, Rosslare Strand, Co. Wexford

Description: Attractive 3 bed detached cottage style residence situated in Cherry Grove Grangewood within walking distance of Rosslare's 'Blue Flag' beach. Cherry Grove an ideal location for a holiday home or weekend retreat, conveniently situated on the Grange Road, close to the fabulous Beach and the vast array of amenities that Rosslare Strand has to offer including golf club, community centre, tennis courts, hotels, shops, restaurants, pub, post office, water sports, church, medical centre, pharmacy, bus and rail services.

The property is presented to the market in mint condition and ready for immediate occupation. It has been recently upgraded with the installation of uPVC triple glazed windows, composite front door, wall and attic insulation, Huawei 9 panel solar system 3.4kw peak and inverter, pressurised water system, wiring for EV point, water softener, modern shower rooms, contemporary kitchen units and electrical appliances. No. 5 Cherry Grove offers excellent accommodation with open plan kitchen/living room interlinking to sunroom, and double bedroom with ensuite shower room at ground floor level with two spacious bedrooms and family shower room at first floor level.

It is nicely positioned overlooking the green area and play-ground. Concrete drive to the front offering off-street parking with ample communal visitor parking adjacent. Exceptionally private rear garden with fabulous sunny aspect perfect for outdoor dining or an evening barbeque. The rear garden is virtually maintenance free with extensive paved patio areas surrounded by low maintenance gravel and nicely planted flower beds around the perimeter. The rear garden is also home to a glass house and well-appointed Adman Steel building which is fully insulated with power sockets, lights and water currently serving as a home office and utility room. 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

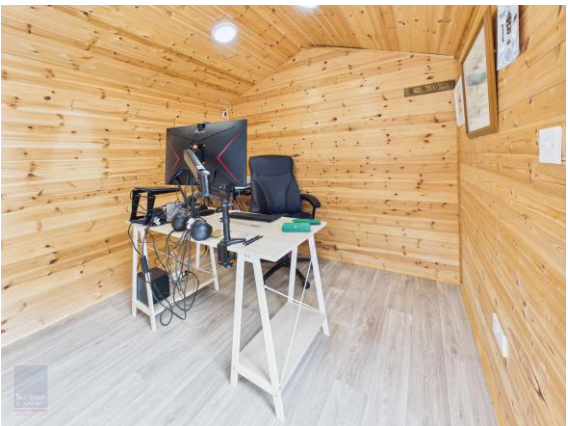
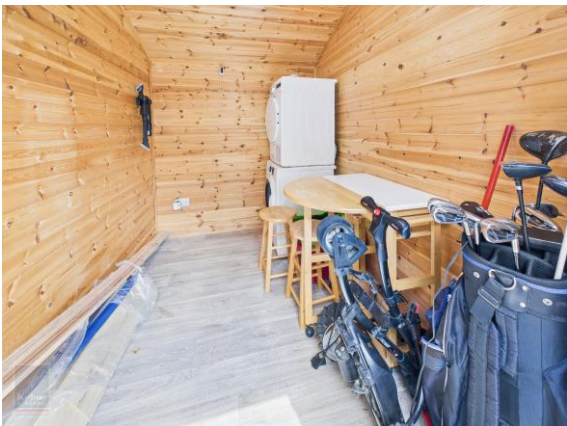
Ground Floor

Open Plan Living Room/ Kitchen	5.65m x 4.91m	With built-in floor and eye-level units, electric cooker, extractor, washing machine, dishwasher, fridge-freezer, part-tiled walls and tiled floor. Elevated fireplace with solid fuel stove and storage closet. Double doors to:
Sunroom	3.58m x 2.41m	With tiled floor and sliding patio doors to rear garden.
Bedroom 1	3.42m x 2.98m	With tiled floor and shower room ensuite.
Shower Room Ensuite	2.47m x 0.91m	Shower stall with Grosfillex panelling, w.c, w.h.b and under stairs storage press.

Stairs to first floor

Hotpress		With dual immersion.
Shower Room	2.72m x 1.65m	Shower stall with Grosfillex sheeting, vanity w.h.b., w.c., built-in shelving and laminate floor.
Bedroom 2	4.90m x 3.90m	With excellent range of built-in wardrobes and timber floor.
Bedroom 3	3.96m x 2.08m	With timber floor.

Total Floor Area: c. 91.97 sq. m. (c. 990 sq. ft.)



EXTERNAL **ACCOMMODATION**

Utility Room	2.70m x 1.88m	Fully insulated, laminate floor, plumbed for washing machine, RV sheeted ceiling and walls.
Purpose Built Home Office	2.71m x 2.90m	Fully insulated, laminate floor, RV sheeted ceiling and walls.



Features

- Presented in mint condition
- Recently up-graded and modernised
- Lovely sunny aspect
- Walking distance of 'Blue Flag Beach'
- Within easy reach of excellent village amenities

Outside

- Low maintenance rear garden
- Concrete drive + ample communal parking
- Home office + utility room
- Glass House + Outdoor sockets + water tap
- On-site play-ground

Services

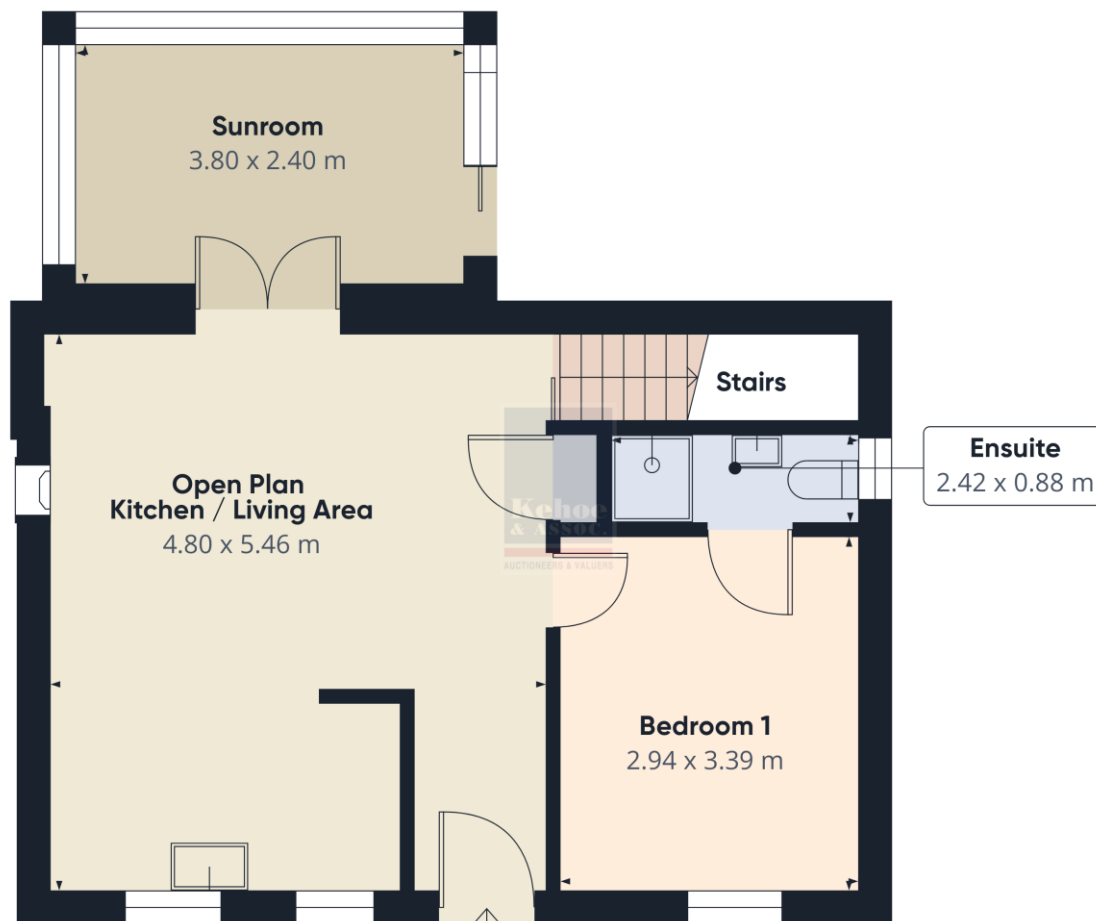
- All mains services
- Electric heating
- Solid fuel stove
- 9 panel solar system with inverter
- Wired for EV point

NOTE: For sale including all curtains, blinds, light fittings, hob, extractor, oven, microwave, fridge freezer, beds, 2 wooden wardrobes and 2 bedside lockers.

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

DIRECTIONS: Eircode Y35 HX43





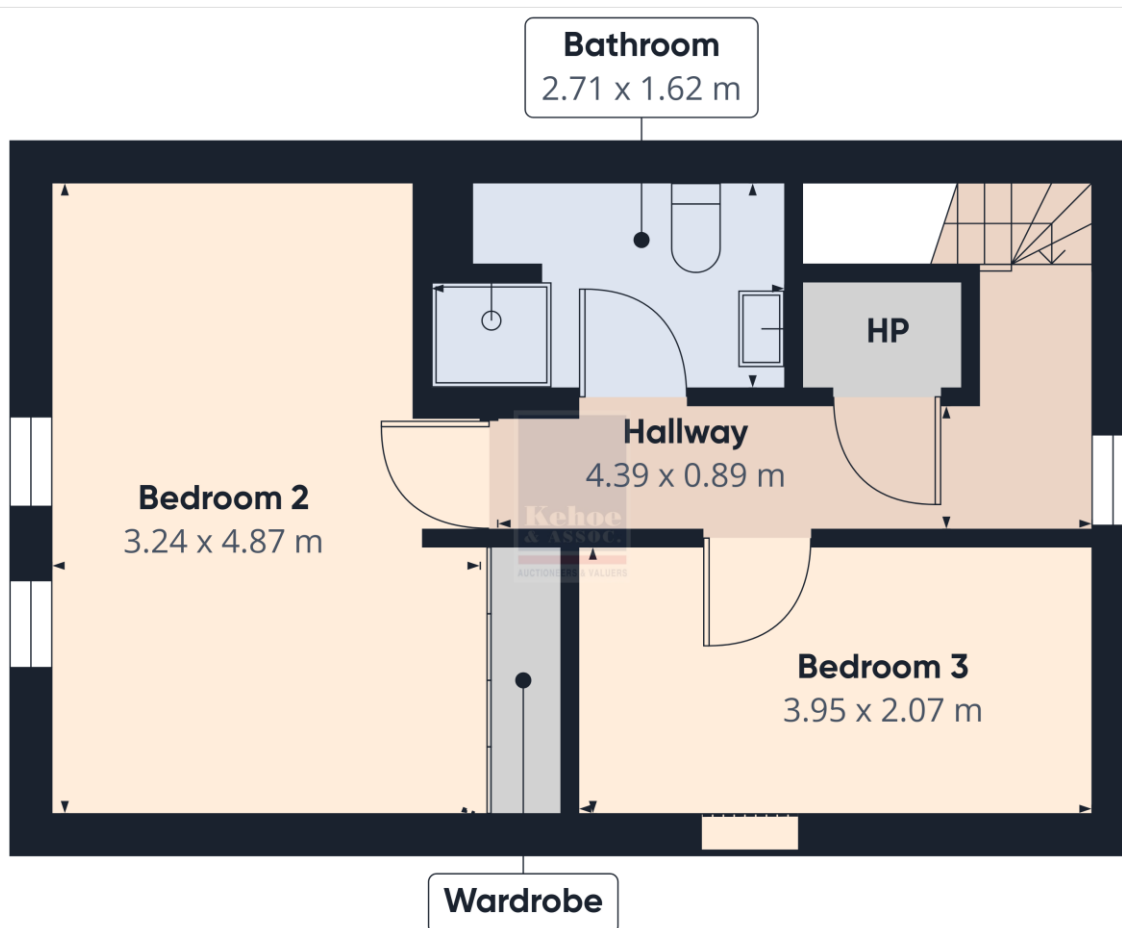
Floor 0 Building 1

Approximate total area^m
51.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1

Approximate total area^m
34.5 m²

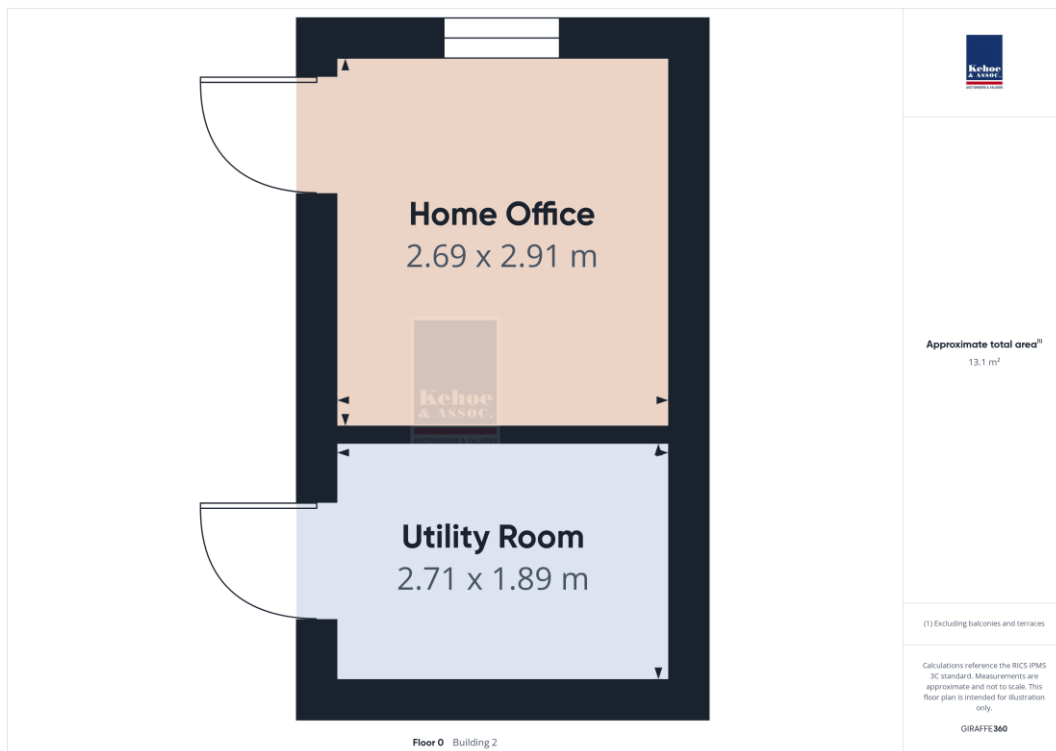
Reduced headroom
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Building Energy Rating (BER): C2 BER No. 110174265
Energy Performance Indicator: 193.12 kWh/m²/yr

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

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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