

# FOR SALE

AMV: €415,000

File No.E261 .CWM



## 17 Grange Meadow, Rosslare Strand, Co. Wexford Y35 H308

- The perfect blend of seaside charm and modern living located in a small, well-cared-for development walking distance to Rosslare's stunning beach, shops, cafés, and leisure amenities.
- Beautifully refurbished detached 3-bedroom, 3-bathroom dormer bungalow (c.128 sq.m) with B3 energy rating, new kitchen, bathrooms, and flooring throughout.
- Attic insulated and SEAI inspected in 2025, fibre broadband and smart doorbell installed, and sold partly furnished for immediate occupation.
- Landscaped garden with new patio, AstroTurf, solar lighting, and access to a peaceful resident-owned green space at the front.
- The accommodation in brief comprises of an entrance hall, sitting room, galley kitchen, dining area leading out to the newly designed garden. Ground floor bedroom & ensuite.  
Upstairs a large bedroom with built in wardrobes to eaves and ensuite, third bedroom with built in wardrobes and a family bathroom.
- A turnkey coastal residence in pristine condition - viewing highly recommended, contact only, Kehoe & Assoc. at 053 9144393



## **17 Grange Meadow, Rosslare Strand, Co. Wexford Y35 H308**

Nestled in the heart of the ever-popular Rosslare Strand, 17 Grange Meadows is a beautifully refurbished detached dormer bungalow offering stylish, modern living within a peaceful coastal community. Built in 1997 and newly renovated throughout, this impressive home extends to approximately 128 sq.m (1,378 sq.ft) and combines comfort, practicality, and energy efficiency—now upgraded to a B3 energy rating.

The property is presented in pristine condition, with thoughtful upgrades completed in 2025 including attic insulation (SEAI inspected), a freshly painted exterior, and numerous interior enhancements. The green area to the front is owned collectively by the 24 property owners of which is 19 full-time residents, creating a welcoming and well-maintained community environment.



Inside, the accommodation is both bright and contemporary. The entrance hall sets the tone with new waterproof herringbone flooring, modern light switches, and fibre broadband connectivity. The sitting room offers a warm and inviting space, featuring a newly installed firebrick behind the stove, built-in bookcases with LED lighting, and new radiators, all freshly redecorated to a high standard.

The galley kitchen is entirely new (installed in 2025) and exceptionally well designed, with a stylish appliance cupboard with folding door, modern integrated appliances including washing machine, tumble dryer, fridge freezer, dishwasher, and a built-in downward draft electric hob. The dining area opens directly onto a newly landscaped garden, perfect for entertaining and outdoor relaxation.

A ground-floor bedroom with a freshly decorated ensuite provides convenient and flexible accommodation for guests or family members.

Upstairs, the main bedroom features extensive built-in wardrobes to the eaves and an elegantly redecorated ensuite. A third double bedroom, also newly carpeted and tastefully refreshed, includes a redecorated bathroom with a new electric shower.



Externally, the garden is a standout feature—newly landscaped front and back in 2025, with a new patio, AstroTurf, solar lighting, and secure pet-friendly fencing on all sides. Both side entrances have been fitted with secure gates, and a large garden shed provides excellent storage.

Every detail has been considered to ensure modern comfort and convenience: new door handles throughout, air vents installed, a covered water tank, and a smart doorbell for added security.

This exceptional home is being sold with contents included, such as the garden furniture, all beds, sofa, and all appliances—making it truly turnkey and ready for immediate occupation.

Whether you're seeking year-round living in a peaceful setting or a perfect holiday sanctuary, 17 Grange Meadows delivers in every aspect. Overall, this beachside home isn't just a property—it's a gateway to an unparalleled lifestyle. With its superb location, convenient amenities, and endless recreational opportunities, it's an ideal choice for those seeking both a tranquil retreat and vibrant community life. Don't miss the chance to become part of this exceptional development. Arrange your private viewing today and embark on your new coastal journey.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393



## ACCOMMODATION

Entrance Hallway	2.95m x 3.19m (max)	Timber laminate flooring, double heighted ceiling with Velux overhead, wall pocket open shelves, newly installed upright radiators, pocket doors with storage underneath staircase.
<i>Door leading through to:</i>		
Sitting Room	5.37m x 4.51m (max)	Solid timber treated flooring with whitewash, part coving surround, cream Stanley stove on tile hearth and timber mantel piece overhead. Built in bookshelves with integrated tv units.
<i>Open alcove leading through to:</i>		
Dining Room	2.89m x 2.85m	Solid timber pine flooring with whitewash, recess lights overhead, newly installed patio French doors, raised privacy height window overlooking side passageway, newly installed radiator.





## ACCOMMODATION

Kitchen	4.94m x 2.75m	Fully fitted kitchen, newly installed in 2025 with integrated appliances throughout to include a Hotpoint fridge freezer, Whirlpool downward draft hot, Hotpoint dishwasher, external water softener, double stainless steel Hafele stainless steel sink and double drainer with vinyl splashback and ample worktop space. Eye level counter tops with recess lights hidden underneath, appliances press with bi-folding door and ample plug points. Built in drawers and ample pantry storage cabinetry. Utility press set with Fisher & Paykel washing machine and Hoover condensing dryer, ample space for storage and further pantry storage. Door leading to rear garden with pet safe door and house fuse boards overhead.
Bedroom 1	3.44m x 3.57m	Carpeted flooring, radiator cover, shelf unit, window overlooking front garden, door to ensuite.
En suite	1.46m x 1.64m	Tiled flooring, privacy window overlooking back garden, enclosed shower with glass doors, pump shower, w.h.b with storage cabinetry underneath, wall mirror and w.c.

*From the entrance Hallway is a timber newly carpeted staircase leading to:*

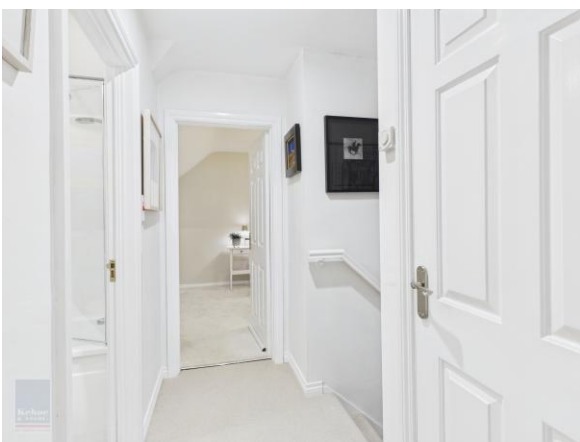




## **ACCOMMODATION**

### **First Floor**

Landing Area	2.48m x 1.06m	Newly laid carpeted flooring. Door to hot-press with insulated tank and pressure pump system, open shelves with ample storage space, hatch to attic.
Master Bedroom	4.73m (max) x 4.11m	Large window overlooking front garden, driveway and common green area with window seat underneath including storage across the eaves both right and left with five double storage areas.
En suite	1.76m x 1.64m	Tiled flooring, vinyl wall covering surround, enclosed pressure pump shower system, w.h.b with cabinetry underneath with mirror, electric point for lighting overhead, large privacy glass window, chrome towel rail and w.c.





## **ACCOMMODATION**

Family Bathroom	1.75m x 1.70m	Tiled flooring, bath with part tile surround, vinyl wall surround throughout. Newly installed Triton T90 sr electric shower with pressure pump system supporting the rainwater shower overhead, w.h.b with cabinetry underneath, chrome towel rails and w.c.
Bedroom 3	4.74m (max) x 2.93m	Newly laid carpeted flooring, newly installed built in storage to the eaves, five double bay storage areas, window overlooking front gardens with window seat and pocket storage underneath.

**Total Floor Area: c. 128 sq.m / 1,378 sq.ft**





## Features

- Walking distance to Rosslare beach, the train station and bus link on your doorstep.
- Built 1997 and renovated throughout in the last year
- Detached dormer bungalow residence
- Three bedrooms, three bathrooms
- Extending to c. 128 sq.m

## Outside

- Landscaped gardens & patios redesigned in 2023
- New patio, AstroTurf, solar lighting and secure side gates
- No grass to maintain.
- Garden furniture included in the sale
- Private Driveway with ample overflow parking

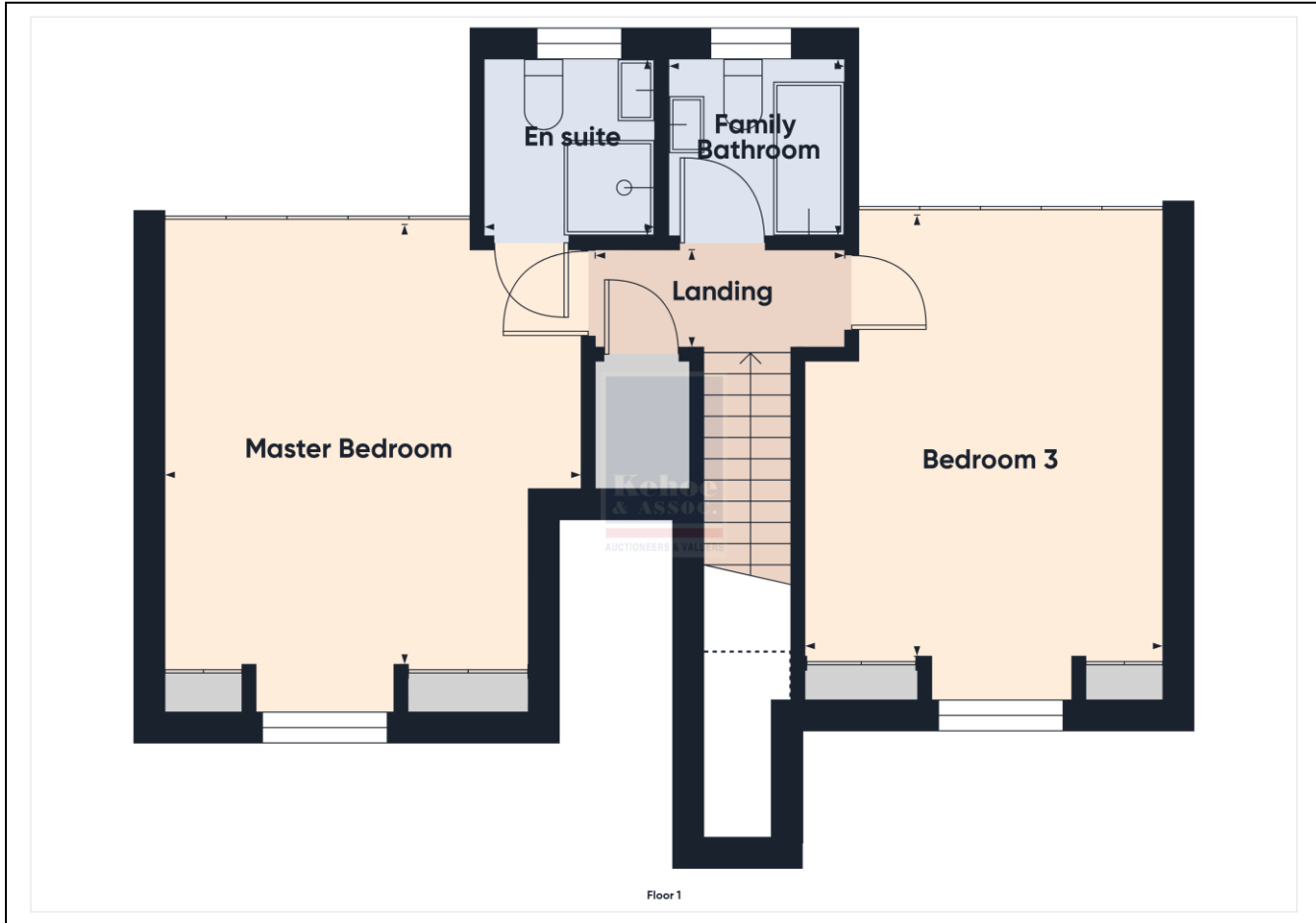
## Services

- Mains water
- Mains drainage
- OFCH (installed in 2023)
- Fibre Broadband

**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 H308







**Building Energy Rating (BER): B3 BER No. 110900677**  
**Energy Performance Indicator: 161.01 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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