

FOR SALE

AMV: €289,000

File No.E292.CWM



19 Rosetown Village, Rosslare Strand, Co. Wexford Y35 CF88

- Located within walking distance of the 'Blue Flag' beach at the Coast Road of Rosslare Strand.
- Built in 2000, this semi-detached property features three bedrooms and two bathrooms, with a total area of approximately 107 sq.m (1,152 sq. ft).
- It is centrally located in Rosslare Strand, situated 2km from the train station, 2.5km from Kelly's Resort Hotel & Spa, and 3km from Rosslare Golf Club.
- The large rear garden is private, with a patio off the living area & gardens in lawn.
- The accommodation includes an entrance hallway, storage / home office a spacious sitting room, a kitchen/dining room. Upstairs is three double bedrooms (including a master ensuite), and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

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Located just a short stroll from the renowned Blue Flag beach on the Coast Road of Rosslare Strand, this beautifully positioned semi-detached home offers the perfect blend of coastal living and village convenience in the heart of Rosslare Strand, Co. Wexford.

Rosetown Village is a small development of only 24 residential homes. Built in 2000 and boasting a C1 BER rating, the property extends to approximately 107 sq. m. (1,152 sq. ft.) and features three well-proportioned double bedrooms, including a master ensuite, along with a bright family bathroom.



The ground floor comprises an inviting entrance hallway, a versatile storage room/home office, a spacious sitting room and an open-plan kitchen/dining area with direct access to a private rear garden. Complete with a generous lawn and a sunny patio, this outdoor space is ideal for relaxation or entertaining. The location is superb—just 2km from Rosslare Strand train station, 2.5km from Kelly's Resort Hotel & Spa and 3km from Rosslare Golf Club—offering excellent amenities within easy reach.

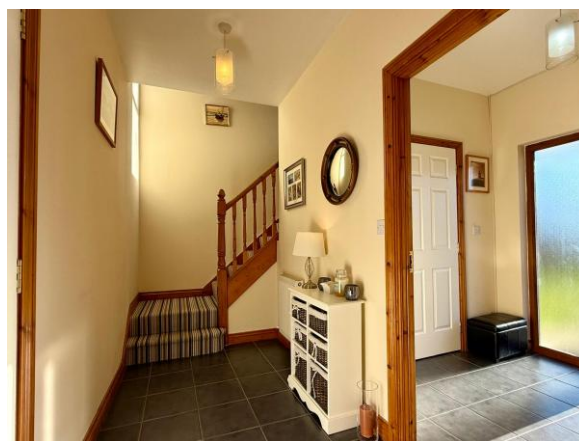
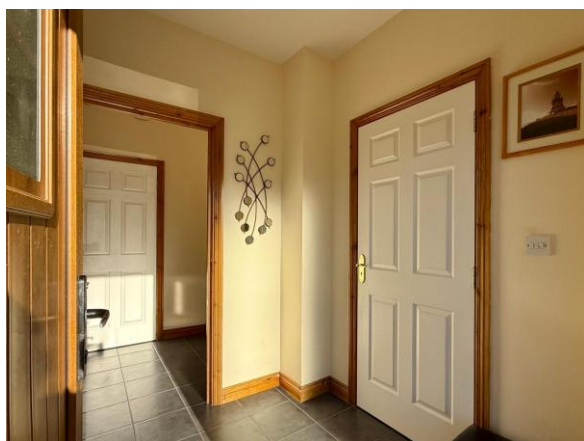
The property would make an ideal home for a holiday retreat, retirement comfort or indeed a family home.

For further details or to arrange a viewing, please contact the sole selling agents, Kehoe & Associates, on 053 9144393.



ACCOMMODATION

Entrance Hall	2.03m x 1.96m	Tiled flooring ample coatroom and boot room space.
<i>Door leading through to</i> Home Office & further Storage Area	1.97m x 1.91	Potential for ground floor bathroom. Tiled flooring throughout, window overlooking side passageway, recess lights.
Central Hallway	4.07m x 1.55m	Tiled flooring throughout.
<i>Door leading through to:</i> Open Plan Large Sitting/Dining Aea	6.98m x 3.45m	Tiled flooring throughout, dual aspect with large window overlooking front gardens, ample wall space for built in storage or media room displays, French doors leading out to private rear garden with patio space and gardens in lawn.
<i>Double glass doors leading through to:</i> Kitchen/Dining room	4.07m x 3.22m	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, tiled splashback, electric four ring hob under Swan extractor fan, Zanussi built in oven, free standing Hotpoint fridge freezer, Indesit dishwasher, Whirlpool washing machine, ample worktop space with stainless steel sink and drainer under large window overlooking rear garden. Pedestrian door leading through to rear garden.
<i>Carpeted staircase leading to:</i>		





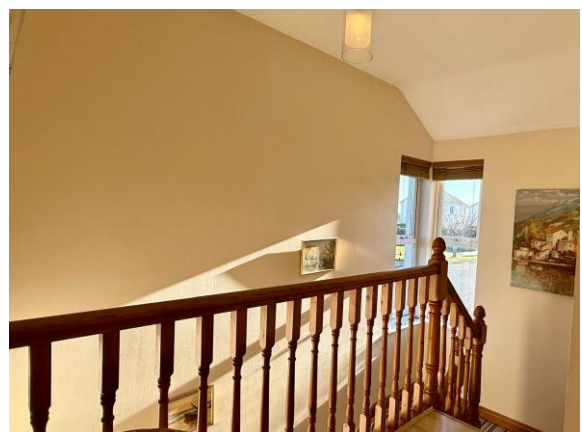
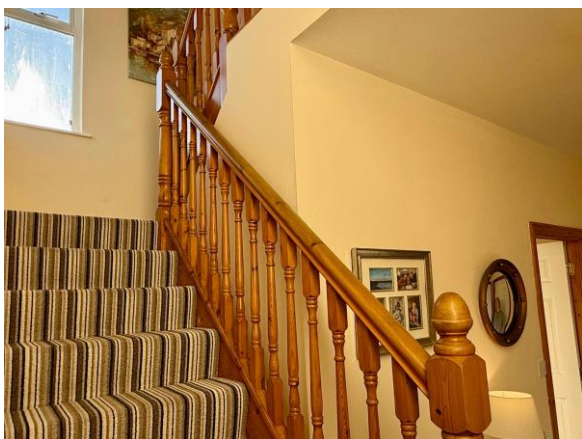


ACCOMMODATION

First Floor

Landing Area	4.74m x 1.95m (max)	Timber laminate flooring throughout, hatch to attic overhead, hot-press with insulated tank and ample storage space.
Master Bedroom	3.48m x 3.21m	Timber laminate flooring throughout, large window overlooking rear garden.
En suite	2.51m x 0.96m	Tiled flooring, enclosed shower with Triton electric AS2000sr, tiled surround, w.h.b with tiled splashback, glass shelf, mirror and lighting overhead, w.c. and Velux window overhead.
Double Bedroom 2	3.22m x 2.96m	Timber laminate flooring throughout, large window overlooking rear gardens.
Double Bedroom 3	3.65m (max) x 3.17m	L-shaped with timber laminate flooring throughout, large window overlooking front gardens in lawn.
Family Bathroom	2.38m x 2.35m	Tiled flooring, bath with mosaic tile surround, Triton T90xr electric shower overhead, w.h.b with mosaic tile splashback, glass shelf with lighting overhead and w.c.

Total Floor Area: c. 108 sq.m / 1,162 sq.ft







Features

- Walking distance to Rosslare Strand beach and Village
- 3 Bedrooms, 2 Bathroom
- Semi-detached two storey property
- Extending to c. 108 sq. m
- Built in 2000

Outside

- Enclosed rear garden in lawn
- Garden shed
- Front garden with driveway

Services

- Mains water
- Mains drainage
- OFCH
- Eir Fibre broadband

Note: Residential contribution to include insurance liability and grass maintenance is c. €200 per year.

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 CF88



Building Energy Rating (BER): C1 BER No. 118973346
Energy Performance Indicator: 160.14 kWh/m²/yr

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

Sales Agent
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