

FOR SALE

AMV: €245,000

File No.E237. BK



28 Cúl Na Gréine, Kilrane, Rosslare Harbour, Co. Wexford

- Superbly presented 2-bedroom / 3-bathroom mid-terraced home extending to c. 94 sq. m. / 1,012 sq. ft., set in the well-kept development of Cúl Na Gréine.
- Situated just 650m from Kilrane National School, 2.3km from St. Helens Bay Golf Club and St. Helens Bay Beach and 2.6km from Rosslare Europort.
- Attractive natural stone brick facade with private off-street parking for two vehicles to the front and an enclosed garden with patio area at the rear.
- Two well-appointed ensuite bedrooms, each with a balcony area.
- Accommodation comprises of; entrance hallway, open plan kitchen / living / dining room, utility room and a guest W.C. at ground floor level with a hallway and 2 bedrooms (both ensuite and with balconies) on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

28 Cúl Na Gréine, Kilrane, Rosslare Harbour, Co. Wexford

Situated in the well-maintained and sought-after development of Cúl Na Gréine, this is a property that impresses from the moment you arrive. No.28 boasts an attractive natural stone brick facade framed by a cobble lock entrance driveway with private parking for two vehicles, with neatly landscaped gravel borders adding to the kerb appeal.

On your doorstep, you will find Kilrane National School and Culletons of Kilrane Bar & Restaurant, which is well regarded locally. The Dock Restaurant in Rosslare Harbour is just minutes away, and all essential amenities including SuperValu, pharmacy, service station, takeaways and a hair salon are readily available in Rosslare Harbour.

For those who enjoy coastal walks, the Rosslare Harbour Cliff Walk is a scenic 3km route overlooking Rosslare Europort, Ballyknockan Bay Beach and out to the Tuskar Rock Lighthouse. Surrounded by some of Wexford's finest beaches, St. Helen's Bay Beach and Golf Resort is just 2.3km away, Rosslare Strand is 6.4km away, and the beautiful Carne Beach is just 7.7km from the property.

From the moment you step inside, the bright entrance hallway sets an immediately welcoming tone. The ground floor opens into an expansive open-plan living, kitchen and dining area which forms the heart of this home - a wonderful space for entertaining family and friends alike. French doors open onto the rear patio — a lovely spot to enjoy morning coffee or an ideal setting for alfresco dining during the summer evenings. A utility and a guest W.C. complete the ground floor accommodation.

The first floor accommodation comprises two generously proportioned ensuite bedrooms. Bedroom 2 is a bright and well-sized room with French doors opening to a front-facing balcony overlooking the development. The master bedroom is a particularly impressive spacious, light-filled room with French doors leading to a private rear balcony. Both ensuites are finished to a very high standard.

Overall, this property provides a superb blend of style, comfort and practicality in a superb location. Viewing is highly recommended.





ACCOMMODATION

Ground Floor

Entrance Hallway 2.24m x 1.90m Tiled flooring and staircase to first floor.

Open Plan Kitchen Living Dining Area

Living Area	4.44mx 3.79m	Laminate flooring, open fireplace with granite hearth and granite surround.
Kitchen / Dining	5.48m x 4.27m (max)	Part tiled part laminate flooring, floor & eye level units, tiled splashback, electric oven, hob, extractor and French doors to rear garden area.
Utility Room	1.63m x 1.57m	Tiled flooring, plumbed for washing machine and countertop.
Guest W.C.	2.09m x 1.54m	Fully tiled w.c. and w.h.b.
<i>First Floor</i>		
Landing	3.14m x 0.98m	Laminate flooring.
Hotpress		
Bedroom 2	4.43m x 2.77m	Laminate flooring, French doors to front balcony and ensuite.
Ensuite	1.70m x 1.67m	Fully tiled, w.c., w.h.b. and shower stall with Triton As2000xt electric shower.
Master Bedroom	5.47m x 3.99m (max)	Laminate flooring and French doors to rear balcony area.
Ensuite	1.75m x 1.68m	Fully tiled, w.c., w.h.b. and shower stall with Triton T90sr electric shower.

Total Floor Area: c. 94 sq. m. (c. 1,012 sq. ft.)





Features

- 2-bed / 3-bath mid-terraced home
- Accommodation extending to c. 94 sq. m. / 1,012 sq. ft.
- Bright and well-proportioned accommodation
- Presented in excellent condition throughout
- Open-plan living / kitchen / dining
- Private balcony to each bedroom

Outside

- 650m from Kilrane National School
- Cobble lock entrance driveway
- Attractive stone brick facade
- Private parking for 2 vehicles
- Enclosed rear garden and patio area
- Well-maintained development

Services

- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- Broadband available

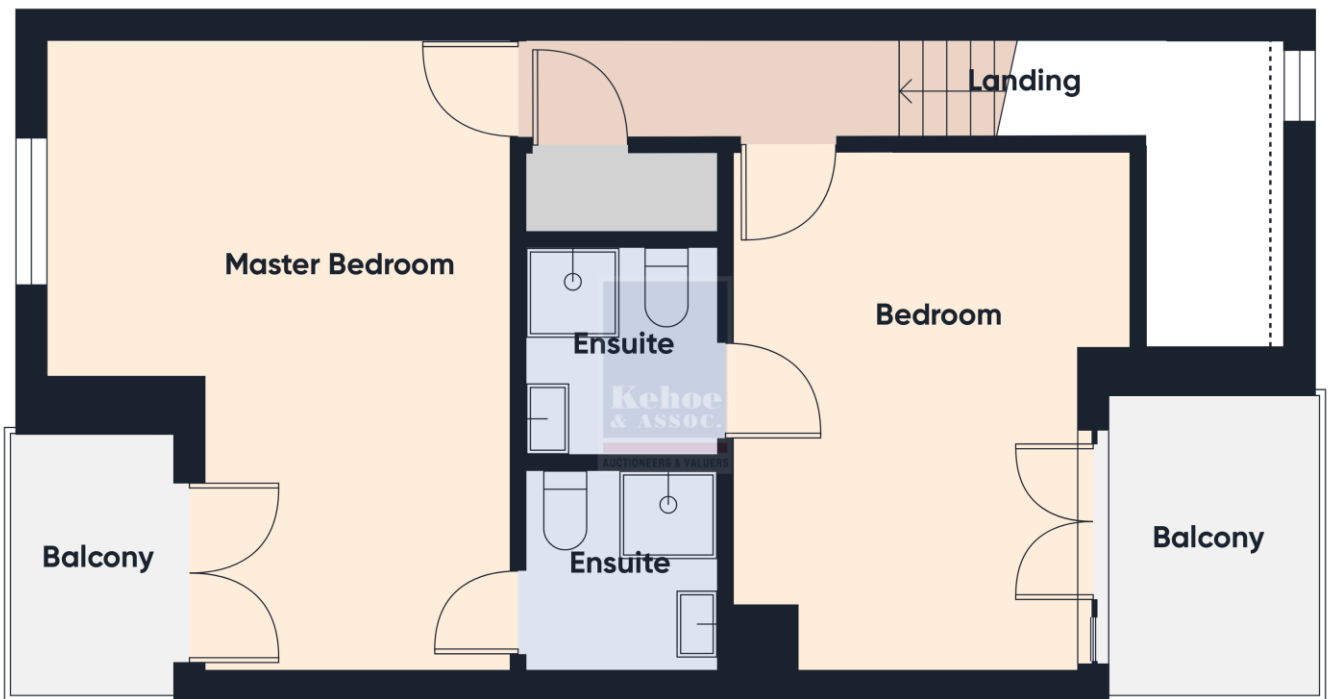
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: From Wexford Town continue along the quay and proceed along the R741 towards Drinagh. At the first roundabout take the first exit onto the N25 towards Rosslare. At the second roundabout take the second exit to stay on the N25. In 6km take a right turn for St. Helens Beach and Gold Club. In 600m turn right into Cúl Na Gréine and the property for sale is located on your left-hand side ('For Sale' board). **Eircode: Y35 PF72**





Floor 0



Floor 1



Building Energy Rating (BER): C2 BER No. 109723098

Energy Performance Indicator: 190.12 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

