

FOR SALE

AMV: €500,000

File No.E307.CWM

For Sale by Private Treaty or by Auction at a Later Date.



2 Coastguard Cottages, St. Helen's, Co. Wexford Y35 V0P4

- Rare Coastal Sanctuary with Uninterrupted Sea Views & Tuskar Lighthouse Outlook – truly a home defined by its view.
- Exceptional sea views from principal rooms in this historic coastguard cottage setting built in 1822
- Extended in 2012 and renovated throughout to include dry lining, rewiring and damp course walls pump.
- Three bedrooms, two bathrooms extending to c. 106 sq.m
- Private south-westerly facing outdoor space
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**



2 Coastguard Cottages, St. Helen's, Co. Wexford Y35 V0P4

*A Rare Coastal Sanctuary with Uninterrupted Sea Views & Tuskar
Lighthouse Outlook steps from St Helens Bay Beach*

Perched in an enviable position overlooking the shimmering waters of St. Helen's Bay, 2 Coastguard Cottages is an exceptionally rare offering—where timeless coastal charm meets uninterrupted sea views stretching to the iconic Tuskar Lighthouse.

Built in 1822 (extension to the rear in 2012) This beautifully presented three-bedroom residence enjoys a privileged setting within a historic terrace of coastguard cottages, offering a unique blend of heritage, tranquillity, and modern comfort. Whether as a permanent residence, holiday retreat, or investment opportunity, this is a home that captures the essence of seaside living.





Extending to approximately 106 sq.m. (1,140 sq.ft.), the clever extension in 2012 is thoughtfully laid out to maximise natural light and retain the breathtaking views to the front. A bright and spacious living area with vaulted ceiling, multi-fuel stove, and large window framing panoramic sea views. Generously proportioned Mitch / dining room with an L-shaped fitted kitchen, modern appliances, and double patio doors opening onto a sun-drenched south-westerly courtyard. There are three bedrooms; Front-facing bedroom with captivating sea views, Master bedroom & ensuite overlooking the rear courtyard and gardens and a third bedroom overlooking the rear courtyard and gardens. Stylishly renovated family bathroom with bath and electric shower. Ensuite with modern fittings and electric shower.

The property benefits from a private courtyard and gardens, perfectly oriented to capture the afternoon and evening sun. This sheltered outdoor space is ideal for al fresco dining, entertaining, or simply enjoying the ever-changing landscape.



St. Helen's Bay is one of Wexford's most treasured coastal settings—renowned for its sandy beaches, peaceful atmosphere, and unspoiled natural beauty. From your doorstep enjoy gentle coastal walks and beach access. The sea views across the Irish Sea to Tuskar Rock Lighthouse. This special property offers a sense of seclusion, yet within easy reach of Wexford Town and Rosslare Harbour.

Properties of this calibre and setting seldom come to market. With its commanding coastal position, rich character, and uninterrupted vistas, 2 Coastguard Cottages offers a lifestyle where sea, sky, and light are ever-present.

Early viewing is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.





For Illustration Purposes Only



ACCOMMODATION

Entrance Hall 5.22m x 1.33m Concrete step entrance leading to vinyl flooring, electric heating, electric fuse board above door.

Door leading through to:

Sitting Room 5.30m x 4.19m Timber laminate flooring throughout, electric wall mounted storage heater, Blacksmith multi fuel stove, electrical point and tv point. Vaulted ceiling. Large single glazed timber window overlooking front courtyard and extending sea views.

From the Sitting Room, door leading through to:

Bedroom 1 3.92m x 3.02m Timber laminate flooring, open fireplace (blocked up to prevent drafts, large single pane window overlooking front courtyard and extensive sea views.

From Entrance Hallway door leading to:









ACCOMMODATION

Kitchen/Dining Room 5.97m x 4.18m Timber laminate flooring throughout, wall mounted storage heating, large expansive L-shaped kitchen with ample storage space, Whirlpool four ring induction hob under Nordmende extractor fan, Whirlpool oven, stainless steel sink and drainer, under counter fridge and built in Candy washing machine, under counter Whirlpool dishwasher, drawers and open wine racks, large double patio door leading to south westerly courtyard and gardens.

Open Alcove leading to:

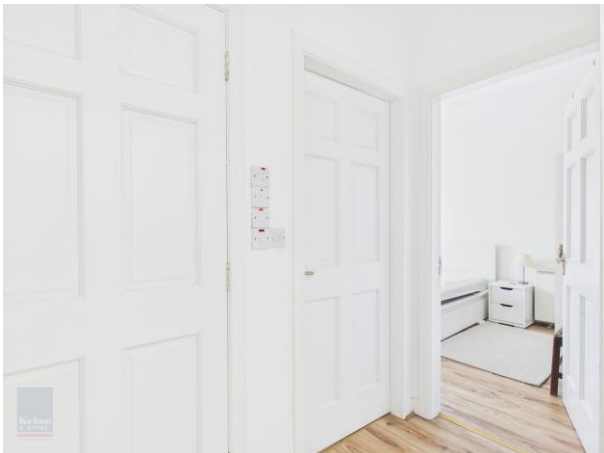
Second Accommodation Hallway 2.16m x 1.03m Timber laminate flooring, hot-press with insulated water tank and Firebird pv panel control system, plus water softener.



ACCOMMODATION

Bedroom 2	3.83m x 2.56m	Timber laminate flooring throughout, double glazed pvc window overlooking rear courtyard, electric wall mounted storage heater and electrical points.
Master Bedroom (Bedroom 3)	3.91m x 2.83m	Timber laminate flooring, pvc double glazed windows overlooking rear garden, electric points and heating points.
Ensuite	1.58mx 1.43m	Lino flooring, floor to ceiling tile surround with mosaic design, enclosed Triton AX2000XT electric shower, Dimplex wall mounted heater, mirror and lighting overhead, chrome towel heating radiator, w.h.b and w.c.
Fully Renovated Family Bathroom	2.65mx 2.16m	Vinyl flooring half wall tile surround, chrome heated towel rail, bath with full wall tiles and Triton AS2000XT pressure pump shower with glass shower door, w.h.b with half wall tile surround and mirror and lighting over head and w.c.

Total Floor Area: c. 106 sq.m / 1,140 sq.ft

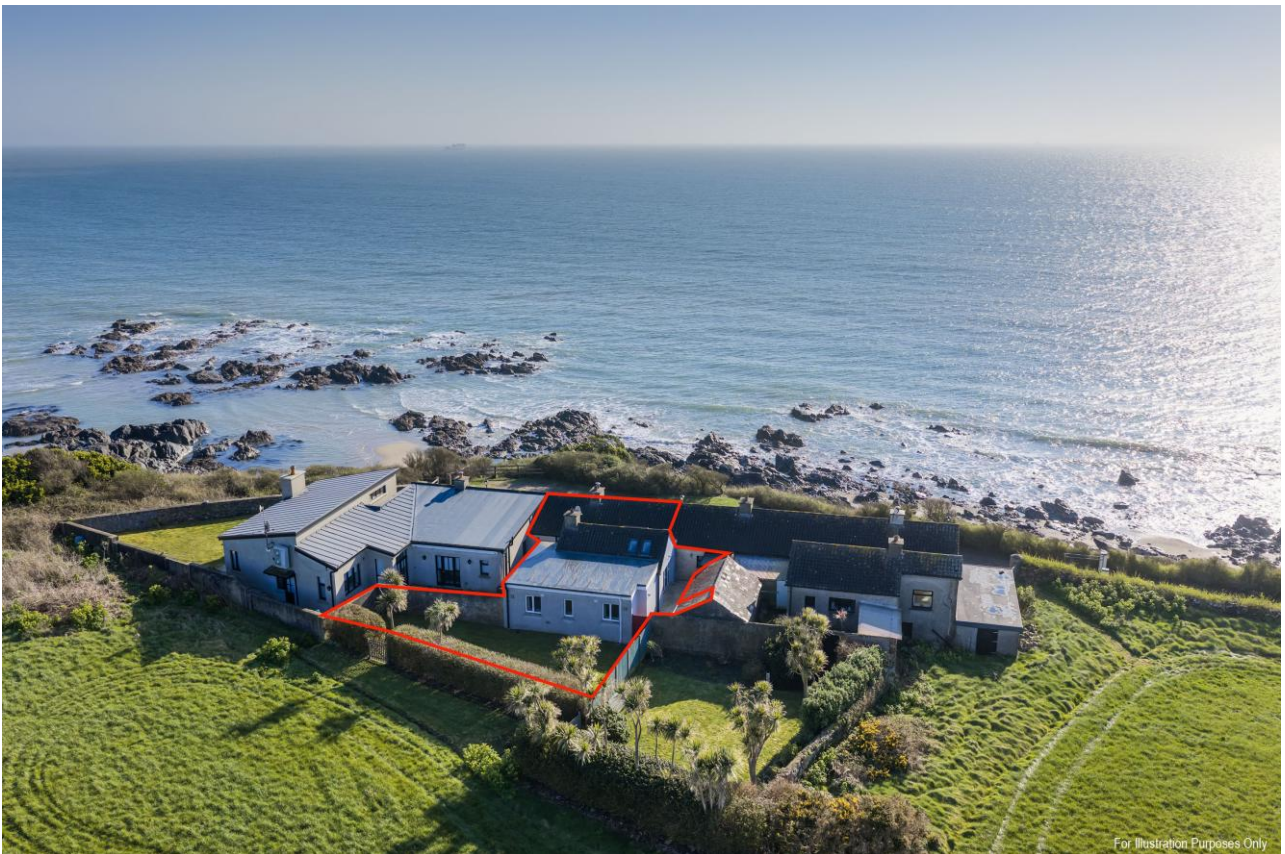








For Illustration Purposes Only



For Illustration Purposes Only



Features

- Steps from the Wexford shoreline.
- Built in 1822 with extension & renovation in 2012
- Extending to c. 106 sq.m
- Three bedrooms, two bathrooms.

Outside

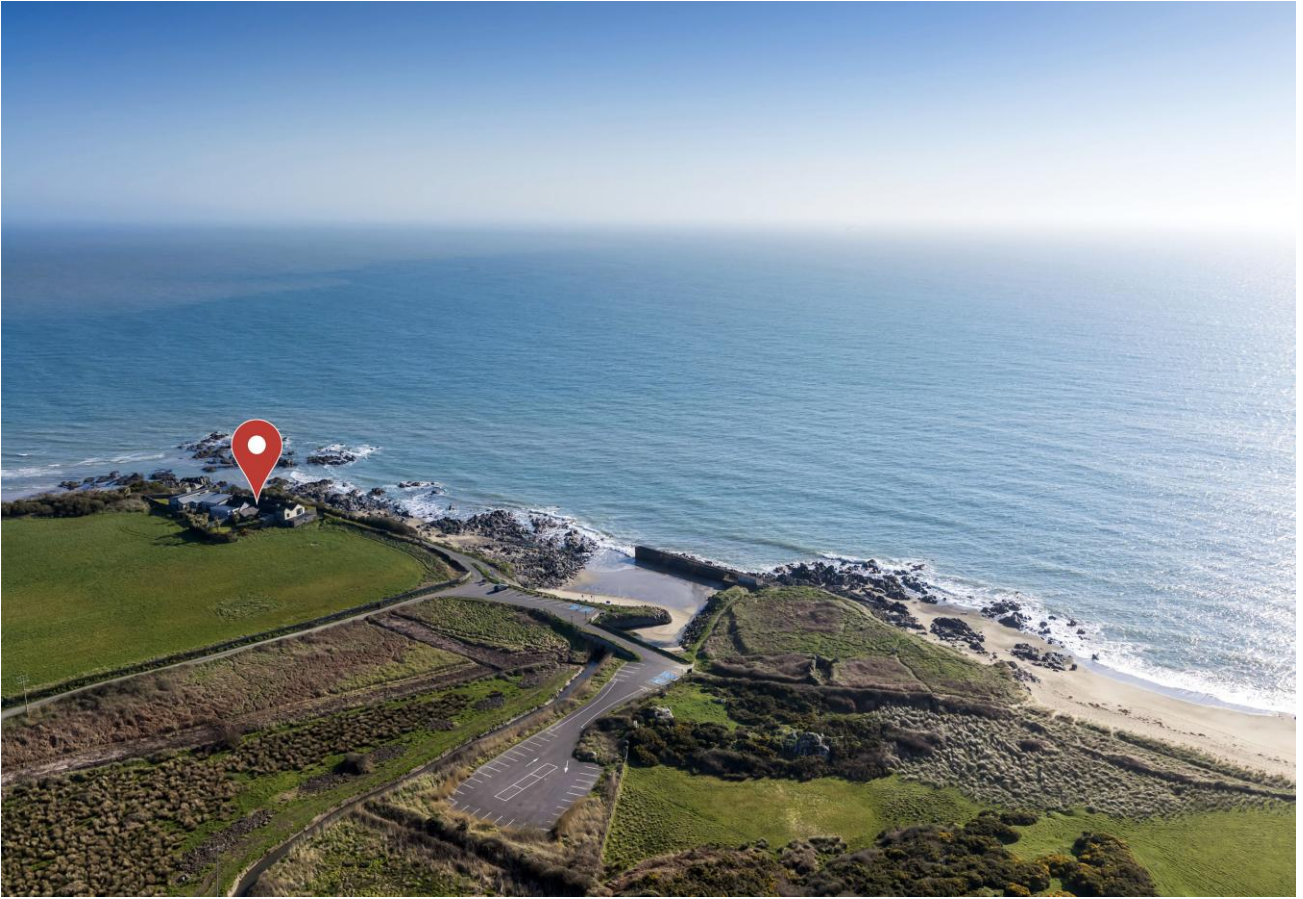
- South facing private courtyard
- Enclosed rear garden
- Front garden with uninterrupted sea views
- Storage shed

Services

- Mains water
- Shared Septic Tank
- Solar Thermal Panels
- Electric storage heaters
- Saltwater treatment
- Satellite 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 V0P4







Building Energy Rating (BER): F BER No. 104305594
Energy Performance Indicator: 443.13 kWh/m²/yr

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

Sales Agent
CATRIONA MURPHY
087 2427525
Email: catriona@kehoeproperty.com



Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: info@kehoeproperty.com



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. PRSA No. 002141