

FOR SALE

AMV: €399,000 (Fully Furnished)

File No.E465.CWM



3 Grange Meadows, Rosslare Strand, Co. Wexford Y35 YX40

- 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.
- Beautiful, detached dormer bungalow built in 1997 with 3-bedroom, 3-bathrooms extending to c. 131 sq.m. / 1,410 sq.ft.
- Fully furnished and ready for immediate occupation.
- Landscaped garden with directly south facing patio and access to a peaceful resident-owned green space at the front.
- The accommodation in brief comprises of an entrance hall, sitting room, large sunroom, kitchen, guest wc, bedroom on the ground floor. Upstairs master bedroom ensuite, bedroom 3, shower room and hot-press.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**



3 Grange Meadows, Rosslare Strand, Co. Wexford Y35 YX40

Nestled in the heart of the ever-popular Rosslare Strand, 3 Grange Meadows is a beautiful, detached dormer bungalow offering stylish, modern living within a peaceful coastal community. Built in 1997 and meticulously maintained this impressive home extends to approximately 131 sq.m /1,410 sq.ft and combines comfort, practicality, and offers a directly south facing garden.

The property is presented in pristine condition, a freshly painted exterior. 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.

Externally, the garden is a standout feature—directly south facing rear garden with a patio, steps rising to a raised patio area and secure pet-friendly fencing on all sides. Both side entrances have been fitted with secure storage areas ideal for garden furniture and beach lifestyle storage.



Every detail has been considered to ensure modern comfort and convenience. This exceptional home is being sold with all 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, 3 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 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	2.48m x 2.29m	Tiled flooring, built in display cabinetry with storage and recess lights, Velux overhead.
Open Plan Living/Dining Area	5.39m x 4.47m	Carpeted flooring throughout, dual aspect with large window overlooking cobble lock driveway to the front, feature fireplace with electric insert fire, built in console table with display cabinetry overhead. and sliding doors leading through to Sunroom
<i>Door leading through to:</i>		
Kitchen	3.47m x 3.19m	Tiled flooring, fully fitted with floor and eye level cabinetry, Belling electric oven with four ring hob and extractor fan overhead, Zanussi dishwasher, free standing Zanussi fridge freezer, open shelves with further storage and press to storage under staircase, double drainers sink with two windows overlooking south facing rear garden.





ACCOMMODATION

Utility Room	1.68m x 1.58m	Tiled flooring, floor and eye level cabinetry with stainless steel sink and drainer, Indesit washing machine, tiled splashback and counter space, timber panelling surround, composite pedestrian double glazed door leading to south facing rear garden.
Guest Bathroom	1.58m x 1.12m	Tiled flooring, corner w.h.b. and w.c. with hall wall timber panelling.
<i>Off Living/Dining room Central Hallway:</i> Sunroom	4.01m x 3.59m	Timber laminate flooring, sliding doors leading to cobble lock patio area.
<i>From the Entrance Hallway:</i> Ground Floor Bedroom 1	3.68m x 3.43m	Carpeted flooring, large window overlooking front cobble lock driveway, built in treble bay wardrobes throughout, built in vanity station desk with drawer and open shelves.
<i>From the entrance hall, carpeted timber staircase with mahogany post and rails leading to:</i>		







ACCOMMODATION

First Floor

Landing Area	2.56m x 1.08m	Carpeted flooring, hatch to attic overhead, hot-press with insulated tank and ample storage space.
Master Bedroom	4.50m x 4.01m	Timber laminate flooring, large window overlooking front driveway and gardens, built in treble bay wardrobe with ample storage space, separate vanity station with further tall and drawer storage space and built in mirror, recess lights overhead.
<i>Door leading through to:</i>		
Ensuite	1.82m x 1.63m	Tiled flooring, half wall timber panelling surround, enclosed shower with Triton T90 si with tiled floor to ceiling surround, w.h.b and w.c..
Family Bathroom	1.81m x 1.83m	Tiled flooring, bath with tiled surround and wall mounted shower head, Bi-folding shower door, w.h.b and w.c with half wall timber panelling surround.
Bedroom 3	4.53m x 3.45m	Timber laminate flooring throughout, built in treble bay wardrobes, large window overlooking front garden and driveway.

Total Floor Area: c. 131 sq.m / 1,410 sq.ft





Features

- Walking distance to Rosslare beach, the train station and bus link on your doorstep.
- Built 1997 and meticulously maintained.
- Detached dormer bungalow residence.
- Three bedrooms, three bathrooms.
- Extending to c. 131 sq.m.

Outside

- Directly South facing garden & Patios.
- Enclosed storage space on each side.
- No grass to maintain.
- Private Driveway with ample overflow parking.

Services

- Mains water.
- Mains drainage.
- OFCH
- 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 YX40









Building Energy Rating (BER): C BER No. 119453009
Energy Performance Indicator: 189.14 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