

FOR SALE

AMV: €750,000

File No.E540.CWM



“Stella Maris”, Burrow, Rosslare, Co. Wexford Y35 RR88

‘Stella Maris – Steps from The Burrow’s Sandy Shores’

- Character-filled detached coastal residence extending to c. 233 sq.m., with the original home dating from 1977 and a substantial extension completed in 2007
- Occupying a mature and private c. 0.51-acre site with landscaped gardens, generous lawns and a sheltered rear courtyard.
- Large, detached garage with electricity and loft accommodation, offering excellent ancillary space and further potential, subject to planning permission.
- Superb location at The Burrow, steps from the sandy shores, c. 2 km from Rosslare Strand Village, within east reach of the Rosslare Golf Club, Kellys Hotel & Spa and excellent local amenities.
- Kehoe & Assoc., together with Claude Howlin Auctioneers, are delighted to jointly present “Stella Maris”, The Burrow, Rosslare Strand, to the market.

“Stella Maris”, Burrow, Rosslare, Co. Wexford Y35 RR88

Kehoe & Assoc. together with Claude Howlin Auctioneers are delighted to present Stella Maris, an impressive and character-filled detached residence occupying a mature site of c. 0.51 acres in the highly regarded coastal setting of The Burrow, Rosslare Strand.

The original residence dates from 1977, with a substantial extension completed in 2007, creating a wonderfully spacious family home extending to c. 233 sq.m. The property has evolved considerably over the years while retaining the charm and character associated with the original dwelling. Generous living accommodation, mature private grounds and a substantial detached garage combine to create a particularly appealing property in one of County Wexford’s most established coastal locations.

The accommodation is entered through a welcoming entrance hallway and offers an excellent balance of formal and informal living space. There is a comfortable sitting room and separate dining room, while at the heart of the home lies a particularly spacious kitchen featuring a handmade bespoke timber kitchen with central island. Double doors lead from here into the large family room, creating an excellent space for everyday family living and entertaining.



A bright sunroom enjoys an attractive outlook over the rear gardens and provides a peaceful connection between the house and its mature outdoor setting. Completing the principal living accommodation are a practical utility room and separate shower room.

The ground-floor bedroom accommodation comprises three bedrooms, each fitted with built-in wardrobes, together with a family bathroom. This arrangement provides considerable flexibility and makes Stella Maris particularly suitable for those seeking predominantly single-level living.

At first-floor level, the converted attic provides substantial additional accommodation, presently arranged to include a lounge area, office and extensive ancillary space. This level offers considerable versatility for home working, hobbies, recreation or additional storage. Subject to the necessary planning permission and building regulations, there may also be potential to further enhance this area, including the possibility of incorporating dormer windows to the rear and developing additional bedroom accommodation.

Externally, Stella Maris is equally impressive. The property occupies a generally level and mature site extending to c. 0.51 acres, approached via a private driveway and surrounded by established landscaped gardens laid predominantly in lawn. To the rear is an enclosed concrete courtyard together with further lawned gardens, creating a private and sheltered outdoor setting with ample space for relaxation, entertaining and family use.

A particularly noteworthy feature is the large, detached garage, complete with a loft area above and electrical supply. Currently providing excellent workshop, storage and ancillary accommodation, the building also presents interesting potential for alternative uses or future development, subject to the relevant planning permission.



Location

Stella Maris enjoys an enviable position at The Burrow, Rosslare Strand, only 2 km from Rosslare Strand Village and 18 km south-east of Wexford Town. The Burrow is a long-established and highly regarded coastal setting, particularly prized for its natural landscape, proximity to the sea and relaxed residential character.

The property is conveniently accessed from The Burrow Road, providing easy connectivity with Rosslare Strand Village and the wider south County Wexford road network. Rosslare Strand is renowned as both a permanent residential location and one of the county's most popular seaside destinations, with its extensive sandy beach, coastal walks and excellent range of recreational amenities.

The village provides an excellent selection of everyday services including shops, cafés, restaurants, public houses, medical facilities and community amenities, together with a primary school, church and hotels. The renowned Rosslare Golf Club is also close at hand, while the beautiful beach and picturesque walks along The Burrow offer exceptional opportunities to enjoy this unique coastal environment.



Rosslare Strand also benefits from rail and bus connections, while Rosslare Europort, one of Ireland's principal passenger and freight ferry terminals, is conveniently accessible, providing regular connections with Britain and continental Europe.

Wexford Town is within comfortable driving distance and offers an extensive range of shopping, restaurants, schools, healthcare, sporting and recreational facilities.

Stella Maris represents a rare opportunity to acquire a substantial and characterful coastal home on mature private grounds, combining generous accommodation, considerable ancillary space and further potential in the highly sought-after setting of The Burrow, Rosslare Strand.

It is highly recommended, to arrange a suitable viewing time, please contact selling agents, Kehoe & Assoc., at 053 9144393 or Claude Howlin Auctioneers at 053 9147949.



ACCOMMODATION

Storm Porch	1.22m x 0.74m	Concrete step leading through to double glazed pvc door.
Entrance Hallway	3.99m x 1.62m	Carpeted flooring, coving.
<i>Door leading through to:</i>		
Front Sitting Room	4.54m x 3.44m	Carpeted flooring, large pvc double glazed window overlooking front garden, tv points and electrical points, feature fireplace with open stove, granite tile surround and bespoke handmade oak timber mantelpiece, coving throughout.

Across Hall:



ACCOMMODATION

Bedroom 1	4.55m x 3.45m	Carpeted flooring, large pvc double glazed window overlooking front driveway and entrance gate with sea views, four bay built in wardrobes with recess lights and coving trim, ample storage with drawer, shelving and rails.
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Central Corridor leading to further accommodation areas:

Central Corridor	4.66m x 0.90m	Carpeted flooring and coving.
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Bedroom 2	3.45m x 3.03m	Carpeted flooring, double glazed pvc window overlooking rear courtyard, double bay built in wardrobe with open shelf display, tv points and electrical points.
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Bedroom 3	2.71m x 2.38m	Carpeted flooring, built in wardrobes with overhead storage, double glazed pvc window overlooking rear courtyard.
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Family Bathroom	2.36m x 1.79m	Tiled flooring, floor to ceiling tile surround, recess lights, bath with Myra Elite SE electric pump shower overhead, w.h.b with mirror and lighting overhead and w.c, built in cabinetry for further storage.
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From Central Hallway, glass door leading through to:







ACCOMMODATION

Dining Room	3.43m x 2.98m	Timber engineered flooring, coving with feature stone cladded wall, privacy glass leading out to sunroom area, wall insert gas fire.
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Open alcove leading through to:

Kitchen/Living Space	7.73m x 5.02m	Tiled flooring throughout, stone cladded feature wall, fully fitted kitchen bespoke made elm kitchen, floor and eye level cabinets through with separate island and work station space, granite worktops throughout, double stainless steel sink and granite stone cut drainer, 100mm uprise granite stone surround and granite windowsill, recess lights built in throughout the kitchen, the appliances include Bosch integrated fridge, Bosch integrated double oven, Bosch integrated microwave, Bosch integrated four ring electric hob with extractor fan overhead, integrated Bosch dishwasher and ample drawer and storage space with display cabinetry and wine rack, pendant lights over the breakfast counter area with recess electric panel and raised glass table structure.
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Double glazed pvc doors leading through to:

Sunroom	3.30m (max) x 3.39m (max)	Timber laminate flooring with pedestrian door access leading out through rear courtyard.
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From Kitchen, door leading through to:

Utility Space	3.09m x 2.03m	Tiled flooring throughout, Bosch washing machine and Bosch dishwasher, floor to ceiling built in cabinetry, granite worktop leading into the feature corner window overlooking the courtyard. Hot-press with insulated tank and open shelves.
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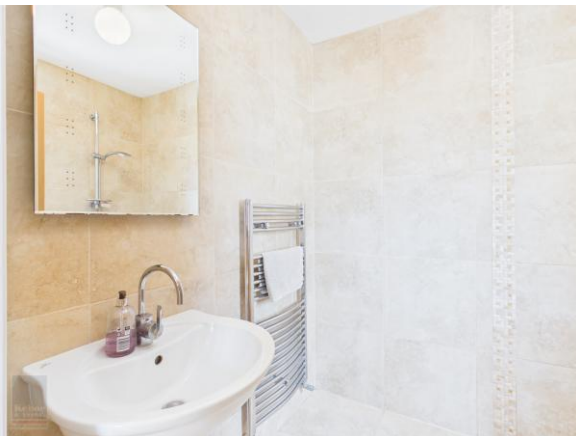
Door leading through to:











ACCOMMODATION

Shower Room	2.00m x 1.84m	Tiled flooring, floor to ceiling tile surround, mosaic tile with stainless steel drainer, pressure pump shower, w.h.b with mirror and lighting built in overhead, chrome towel rail and w.c.
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From the Kitchen, double doors leading to:

Family Lounge	5.07m x 4.91m	Carpeted flooring throughout, feature bay window with five bay aspect overlooking front garden with trees and sea view to the rear of those trees, built in tv console station with granite worktop and ample storage and drawers underneath tv points and electrical points, recess lights.
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From the Kitchen is a solid oak carpeted staircase leading to the converted attic:





ACCOMMODATION

First Floor

Open Plan Play Area/Storage Area 6.88m x 6.67m Carpeted flooring throughout, electrical points, recess lights, two pockets for storage in the eaves, window with Venetian blind.

To the left of the stairs, doorway leading through to:

Home Office Area: 6.85m x 2.51m Carpeted flooring, built in storage throughout with ample workstation space, double glazed pvc window with Venetian blind overlooking central courtyard.

From the T open area, door leading through to:

Corridor Entrance 1.27m x 1.06m Carpeted flooring.

Ancillary Room 8.12m x 1.12m Carpeted flooring throughout, four Velux overhead with ample light, built in workstation, tv console and storage, built in closet to the eave.

Total Floor Area: c. 233 sq.m / 2,508 sq.ft











Features

- c. 233 sq.m. coastal residence steps from sandy shores.
- Mature 0.51-acre private site.
- Three spacious ground-floor bedrooms.
- Converted attic with further potential.
- Large, detached garage with loft.

Outside

- Mature 0.51-acre private site.
- Landscaped gardens and lawns.
- Large, detached garage with loft.
- Private driveway with ample parking.
- Sheltered enclosed southwest facing rear courtyard.

Services

- Mains waters.
- Mains drainage.
- OFCH with new burner installed in 2023.
- Fibre Broadband.

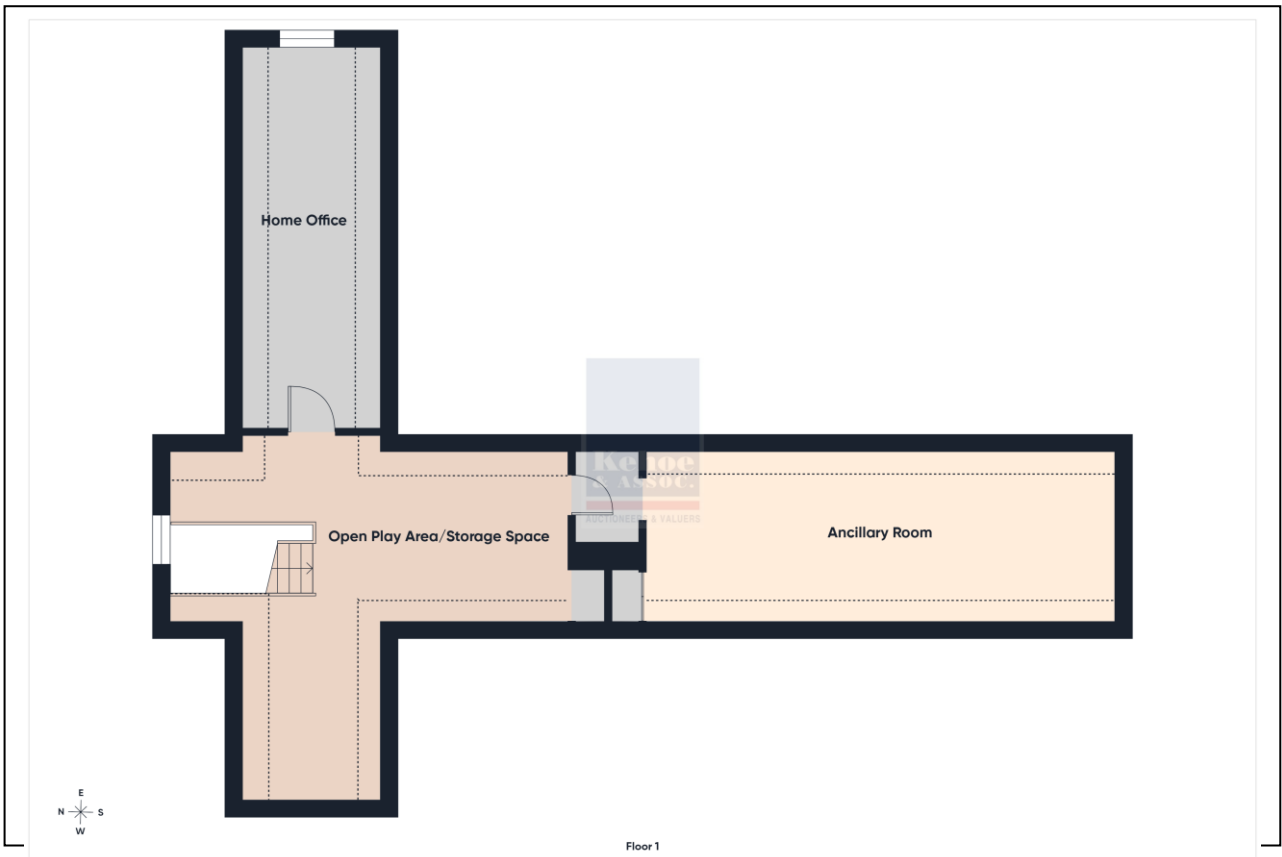
Viewing: Viewing is strictly by prior appointment, to arrange a suitable viewing time, please contact selling agents, Kehoe & Assoc., at 053 9144393 or Claude Howlin Auctioneers at 053 9147949.

Directions: Eircode: Y35 RR88









Building Energy Rating (BER): C BER No. 119782274
Energy Performance Indicator: 213.58 kWh/m²/yr

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

Sales Agent

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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. PRSA No. 002141

Claude Howlin

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