

# FOR SALE

AMV: €285,000

File No. E515. BF



## 9 Grange Cove, Rosslare Strand, Co. Wexford

- Charming 3 bedroomed detached cottage style residence in this mature private development of only 16 houses. Grange Cove is located within easy walking distance of Rosslare's Blue Flag beach, shops, hotels, restaurants, bus/rail services and all amenities.
- While this home would benefit from some upgrading and modernisation, it offers tremendous potential as a blank canvas for discerning purchasers to redesign and personalise to their own taste and requirements.
- Briefly comprising entrance hallway, open-plan kitchen/living room, dining/sunroom, 3 double bedrooms one ensuite and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

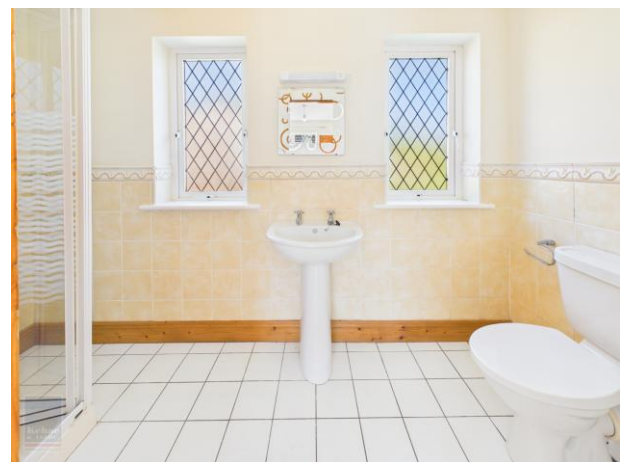


Nestled within this mature private development of just 16 homes, this charming three-bedroom detached cottage-style residence presents wonderful opportunity to create your ideal coastal retreat. Perfectly positioned within easy walking distance of Rosslare Strand's renowned Blue Flag Beach, as well as local shops, hotels, restaurants, public transport links and a host of amenities, the property enjoys an enviable location in one of Wexford's most sought-after seaside destinations.

While this home would benefit from some upgrading and modernisation, it offers tremendous potential as a blank canvas for discerning purchasers to redesign and personalise to their own taste and requirements. The bright spacious accommodation is thoughtfully arranged and comprises entrance hallway, an open-plan kitchen/living area featuring an open fireplace and double doors leading to a dining/sunroom with sliding patio doors opening on to the patio area. A generous double bedroom with ensuite completes the ground floor accommodation. Upstairs there are two further double bedrooms and a family bathroom, providing comfortable accommodation for family and guests alike.

Externally, the property benefits from a concrete driveway with off-street parking to the front., a sunny patio area accessed from the dining/sunroom and a private enclosed rear garden.

No 9 represents a rare opportunity to acquire a detached home in Rosslare Strand, Ireland's premier holiday resort, with the added advantage of being able to remodel and enhance the property to suit your own vision. Whether as a holiday home, weekend getaway, investment property or permanent residence, this home offers exceptional potential in a superb coastal setting.



## ACCOMMODATION

### ***Ground Floor***

Entrance Porch	1.33m x 1.57m	With tiled floor.
Open Plan Living Room / Kitchen	5.66m x 3.73m	With elevated open fireplace, fitted kitchen units, understairs storage press, part tiled walls, tiled floor and double doors to:
Sunroom	3.67m x 2.57m	With tiled floor and sliding patio doors to outside.
Bedroom 1	4.11m x 3.25m	With laminate floor and shower room ensuite.
Ensuite	3.23m x 1.40m	Tiled shower stall with electric shower, w.c., w.h.b., part tiled walls and tiled floor.

### ***First Floor***

Bedroom 2	5.09m x 3.24m	With laminate floor.
Bedroom 3	3.26m x 2.73m	With laminate floor.
Hotpress		With dual immersion.
Bathroom	2.71m x 1.65m	With tiled floor, part tiled walls, w.c., w.h.b. and bath with mixer taps.

**Total Floor Area: c. 99 sq. m. (c. 1,065 sq. ft.)**



## Features

- Charming, detached cottage
- Spacious accommodation
- Mature private development
- Close to beach and all amenities

## Outside

- Enclosed rear garden
- Paved patio area
- Concrete drive
- Barna shed

## Services

- Mains electricity
- Mains water
- Mains drainage
- Electric heating

**NOTE:** Service Charge €750 per annum.

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

**DIRECTIONS:** Eircode: Y35D277





**Building Energy Rating (BER): D BER No.101085843**

**Energy Performance Indicator: 226.21 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bernie Farrell**

**Contact No: 0872501492**

**Email: [bernie@kehoeproperty.com](mailto:bernie@kehoeproperty.com)**

**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [sales@kehoeproperty.com](mailto:sales@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. PRA No. 002141

