

FOR SALE

AMV: €585,000

File No. c028.1.CWM



‘Sea Breeze’, Rushbrook, Rosslare Strand, Co. Wexford

- Remarkable bungalow in a private site in Rosslare Strand, extending to c. 205 sq.m. / 2,207 sq.ft.
- An A2 property built in 2021 to high finishing standards with bespoke kitchen units and master bedroom walk-in wardrobe furnishing.
- Accommodation comprises; 4 bedrooms, 2 bathrooms, large open plan kitchen/dining/living room, utility room and spacious hallway.
- South facing large garden with sandstone patio tucked into a sun trap sheltered spot.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

‘Sea Breeze’, Rushbrook, Rosslare Strand

DESCRIPTION: Kehoe & Assoc. is delighted to bring this remarkable A2 rated property to market, a four-bedroom bungalow at Sea Breeze, Rosslare built in 2021. Spacious and full of natural light extending to c. 205 sq. m. / 2,207 sq. ft. High specification finish including triple glazed PVC windows by Senator Windows and bespoke Mooney Furniture kitchen and walk-in-wardrobes. An easy life awaits here in Rosslare with underfloor heating throughout driven by an air to water efficiency heat pump. A pressured domestic water system and quality tiling in bathroom, en-suite and kitchen. There is a south westerly facing sandstone patio which extends to c. 60sqm and ideally located off the double open plan living area doors - ideal for al fresco dining.

Located within walking distance of the ‘Blue Flag’ beach and all amenities at Rosslare Strand, 10 mins drive to Wexford town. Convenient to choice of Golf courses, wide range of water sport activities and Rosslare Europort.

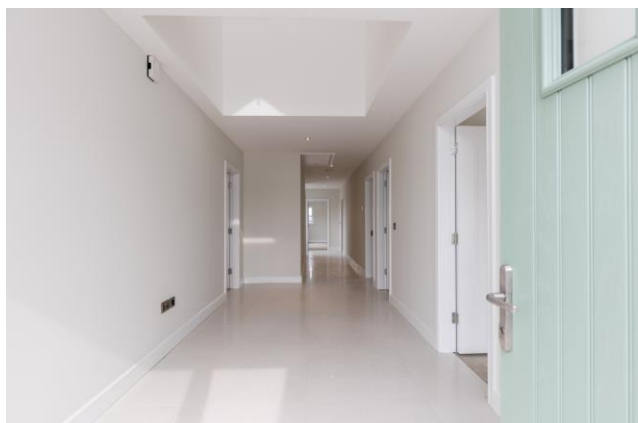
A must view – to arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. on 053 9144393.



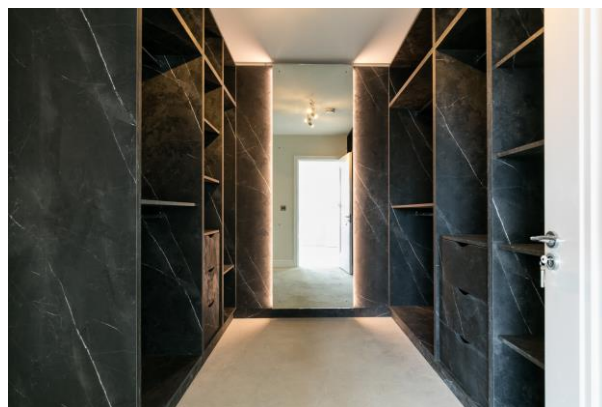
ACCOMMODATION

Entrance Hallway	13.00m x 2.47m	Tiled flooring. Stira to attic. Cloak & boot room insert and hanging posts
Kitchen/Living/Dining Area	8.92m x 8.48m	Tiled flooring throughout. Mooney Furniture designed fitted kitchen - floor & eye level cabinets with built-in pantry drawers, quartz worktops. Large island with quartz worktop, ample storage space & drawers and breakfast counter space. Belling induction hob with Elica extractor fan, Hotpoint oven, Hotpoint combi-oven & microwave. Integrated Whirlpool fridge-freezer, integrated Whirlpool dishwasher, RODI insert stainless steel sink with Nobili taps. Quartz splashback and window sill. Large window overlooking front gardens. Two double sliding doors leading out to large Sandstone patio area extending to 60 sq.m. Dual aspect through this entire open plan area with downlighters and space for droplights.
Utility Room	3.48m x 2.94m	Ground & eye level cabinets, built-in Hotpoint washing machine & dryer, Schock large sink and drainer. Drop & go station with hanging posts. Door with access to cylinder and pressure pump.
Master Bedroom	5.27m x 3.74m	Dual aspect with large window overlooking rear garden.
Walk-in Wardrobe		Mooney Furniture designed – ‘His & Hers’ rails and drawers, large mirror with back light.
En-suite	2.98m x 2.46m	Tiled flooring and half-wall tiled surround. Fully tiled large corner shower, Mosaic tiled floor, pressure pump shower with rainwater showerhead and separate showerhead. W.C., w.h.b. with drawer cabinet underneath, Chrome faucet, mirror & built-in light.
Bedroom 2	4.01m x 3.66m	Large window overlooking side garden.
Bedroom 3	4.03m x 3.66m	Large window overlooking side garden.
Family Bathroom (Jack & Jill to Bedroom 3)	3.99m x 2.55m	Tiled floor & half-wall surround, corner bath with separate wall mounted showerhead. Large corner shower with Mosaic tiled floor, pressure pump rainwater showerhead and separate showerhead. W.C., w.h.b. with drawer & shelf underneath, mirror with back lighting overhead.
Bedroom 4 (Separate Sitting Room)	4.19m x 4.01m	Large window overlooking front garden.

Total Floor Area: c. 205 sq.m. / 2,207 sq.ft







Features

- Located in the popular destination of Rosslare Strand
- A2 property, built in 2021
- Extending to c. 205 sq.m. / 2,207 sq.ft.
- 4 bedrooms, 2 bathrooms
- All chrome electrical features throughout
- Spacious and full of natural light

Outside

- Gated entrance, ducting provided for electric cable.
- Recently landscaped with lawns, a mixture of trees, hedging and planting, extending to c. 0.33 acres.
- Footpath surround and all level access
- Tarmac drive, teak side gate
- Wired for electric car charging point

Services

- Mains water
- Mains drainage
- Air to Water heating system – 6 separate zones with individual thermostats
- Underfloor heating throughout entire house
- Fibre Broadband available.

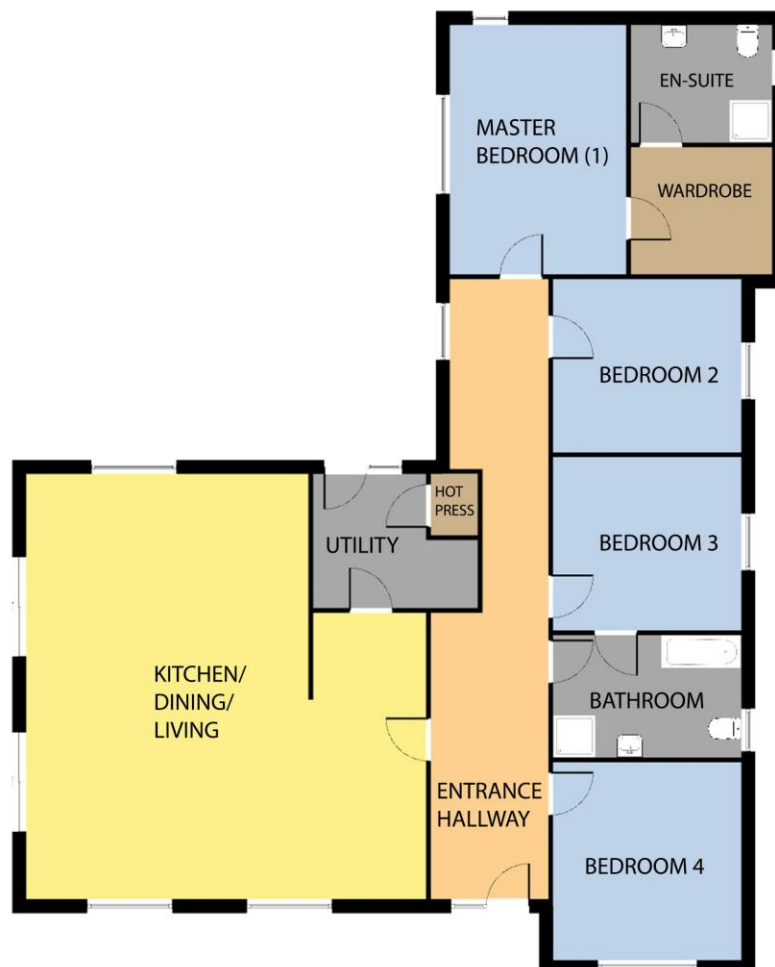
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393

Directions: Eircode: Y35 H2RR





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Rosslare Strand



Building Energy Rating (BER): A2

BER No. 114774623

Energy Performance Indicator: 39.46 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