

# FOR SALE

AMV: €245,000 (Furnished)

File No. c542.BF



## 3 The Cove, Rosslare Strand, Wexford

- Spacious 3 bedroomed home offering excellent accommodation with interlinking sitting room, kitchen and sun-room, providing fabulous entertaining space and 3 generously proportioned bedrooms perfect for family or guests. It is nicely positioned on a sunny corner site in a quiet a cul-de-sac with virtually no passing traffic. Presented in mint condition and offered for sale fully furnished ready for immediate occupation.
- This property would also make an excellent family home close to facilities, sports and leisure clubs, primary school and the freedom this fabulous coastal location has to offer a growing family.
- For further details and to arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com

**Kehoe  
& ASSOC.**

## 3 The Cove, Rosslare Strand, Co. Wexford

Attractive 3 bed semi-detached residence situated at The Cove within walking distance of Rosslare's 'Blue Flag' beach. The property has been well maintained over the years, presented in mint condition throughout and is offered for sale fully furnished ready for immediate occupation. No. 3 The Cove offers excellent accommodation with interlinking sitting room, kitchen and sun-room, providing fabulous entertaining space and 3 generously proportioned bedrooms perfect for family or guests. It is nicely positioned on a sunny corner site in a quiet a cul-de-sac with virtually no passing traffic. To the front there is an extensive brick paved forecourt with parking for several cars. The enclosed rear garden has a westerly aspect, extensive decking and paved patio area, the perfect spot for an evening BBQ. The Cove is an ideal location for a holiday home or weekend retreat, conveniently situated on the Mauritiustown Road, close to the fabulous Beach and the vast array of amenities available at Rosslare – Ireland's premier holiday resort. This property would also make an excellent family home close to facilities, sports and leisure clubs, primary school and the freedom this fabulous coastal location has to offer a growing family.

Viewing comes highly recommended and is by prior appointment with the sole selling agents only. For further details and appointment to view contact Wexford Auctioneers Kehoe & Assoc. 053 9144393.





## ACCOMMODATION

Entrance Hallway	5.34m x 2.23m	With coving and centre piece.
Sitting Room	4.63m x 3.99m	With coving, centre piece and gas fire. Double doors to:
Kitchen	4.58m x 3.69m	Excellent range of floor and eye level units, integrated hob, extractor, double oven, fridge freezer and dishwasher. Part-tiled walls and tiled floor. Double doors to:
Sunroom	4.25m x 3.32m	Timber floor and French doors to rear garden.
Utility Room	1.95m x 1.63m	Worktop, washing machine and tumble dryer, tiled floor and storage closet.
Toilet	2.16m x 0.87m	Fully tiled with w.c and w.h.b.
<b>First Floor</b>		
Bathroom	2.22m x 4.49m	Shower stall with power shower, bath, w.c, w.h.b, part-tiled walls and tiled floor.
Bedroom 1	3.98m x 3.17m	With coving, built-in wardrobes, vanity unit and shower room ensuite.
Ensuite	1.79m x 1.50m	Shower stall with electric shower, w.c, w.h.b, part-tiled walls and tiled floor.
Hotpress		With dual immersion
Bedroom 2	3.14m x 2.99m	With coving, built-in wardrobes and vanity unit.
Bedroom 3	3.22m x 2.89m	With coving and built-in wardrobes

**Total Floor Area: c. 129.32 sq.m. / 1,391 sq.ft.**

**NOTE:** For sale including all carpets, curtains, blinds, electrical appliances, light fittings, and furniture. All pictures, ornaments and personal items are expressly excluded from the sale. Residents Association €100 per annum.





## Features

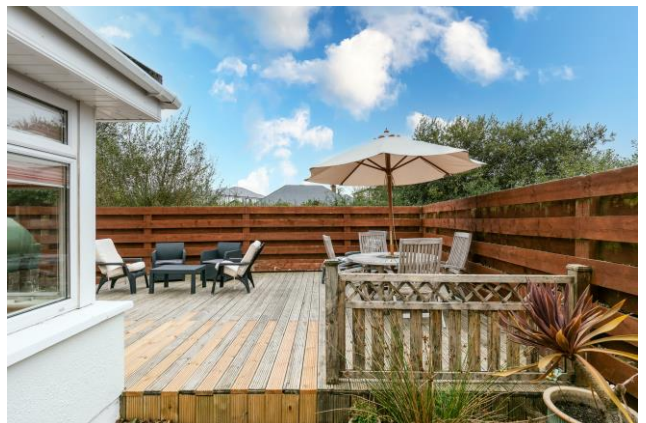
- Presented in mint condition
- Fully furnished
- Spacious accommodation
- Quiet cul-de-sac location
- Walking distance of 'Blue Flag Beach'
- Within easy reach of all village amenities

## Outside

- Extensive brick forecourt
- Westerly facing rear garden
- Extensive decking
- Paved Patio area
- Garden shed
- Side access

## Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH + gas fire
- Climote heating control
- Alarm + Eir 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:** Proceed into Rosslare Strand along Station Road and turn right at the T junction onto Strand Road. Proceed up the hill and follow the road to the right onto the Mauritiustown Road. Continue over the railway bridge and The Cove is the first development on the right-hand side. Proceed into the development follow the road around to the left and No 3 is at the end of the cul-de-sac on the left. (For Sale Sign) Eircode Y35F958



**Building Energy Rating (BER): C2**  
**BER No. 114403488**  
**Energy Performance Indicator: 189.1 kw/m2/yr**

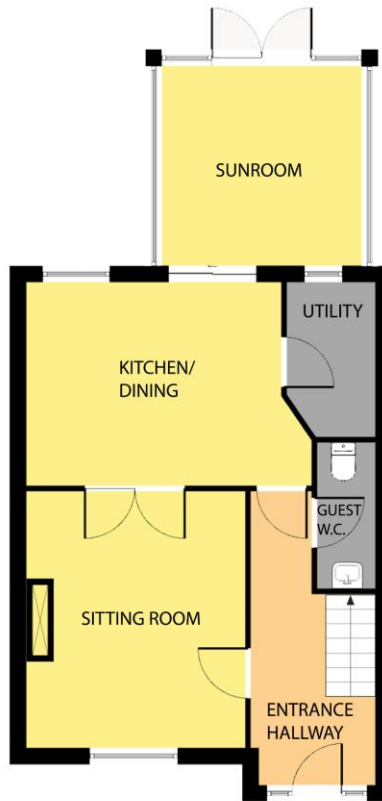
**VIEWING:** Strictly by prior appointment with the sole selling agents only.  
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Kehoe & Assoc.,**  
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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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FIRST FLOOR



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