

# FOR SALE

AMV: €495,000

File No. D999.CWM



## **‘Hollow Lodge’, 3 Kinsella Meadows, Rosslare Strand, Co. Wexford Y35 W188**

- Located in Rosslare Strand an easy 900 mtrs stroll from the fabulous Blue Flag Beach, pubs, restaurants, hotels and all that Ireland’s premier holiday resort has to offer.
- Detached, four-bedroom, three-bathrooms property built in 1999 extending to c. 178 sq.m.
- Quiet cul-de-sac location in a sought-after area of Rosslare Strand.
- The Accommodation Comprises of - entrance porch, central hallway, kitchen/ dining / living area, sitting room, utility room, ground floor bedroom, family bathroom. Upstairs three bedrooms (ensuite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**







## **‘Hollow Lodge’, 3 Kinsella Meadows, Rosslare Strand, Co. Wexford Y35 W188**

‘Hollow Lodge’ is located in a small development in Rosslare Strand, a mere 900 mtrs stroll from the blue flag beach and 1,200 mtrs from the train station.

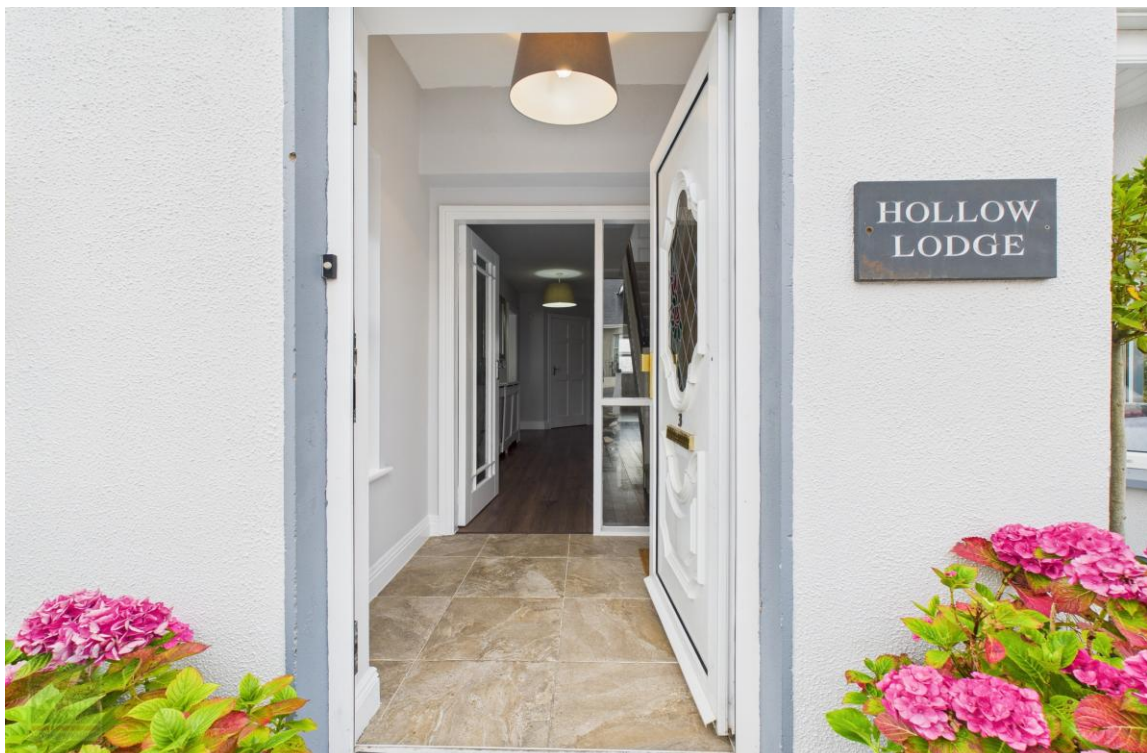
The property is conveniently 2.7km from Rosslare Golf Club and 1.8km from Kellys Resort Hotel. This area boasts a wide variety of amenities, including hotels, shops, playgrounds, and numerous sporting facilities, ranging from golf to sea angling and various water sports.

This property is in a prime location, providing privacy and a driveway. It is in excellent condition and built in 1999 ‘Hollow Lodge’ is a detached dormer residence offering generous living space with two separate living areas, four bedrooms, including one on the ground floor and three bathrooms.

The home features oil-fired central heating and double glazing throughout. The enclosed rear garden is very generous and includes a southerly facing patio under a pergola.

The accommodation includes an entrance hall, sitting room, kitchen/dining/living room, utility room, a ground floor bedroom and family bathroom. The first floor comprises three large bedrooms including a master ensuite, and a shower room. There are multiple access points to the eaves suitable for storage and a hot-press. Extending to c. 178 sq.m.

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 Porch	1.58m x 1.47m	Tiled flooring, dual aspect lighting with windows looking right and left of front gardens.
Glass door leading through to: Central Hallway	6.25m x 2.47m	Timber laminate flooring throughout, radiator with radiator cover, open shelves and coat rails under staircase case, closet door to further boot room and closet space.
Door to: Large Sitting Room	5.6m x 4.14m	Carpeted flooring throughout, dual aspect with large feature bay window overlooking front gardens and sliding doors leading out to side garden, radiator cover, feature fireplace with cast iron insert and tiled surround, antique mantel piece, electric points & tv points.
Kitchen/Dining Room	8.22m x 4.47m	To the living/dining area is timber laminate flooring, large radiator cover, feature bay window with storage drawers built in underneath, further storage under tv console and open shelves above, feature fireplace with cast iron insert and timber surround. Kitchen: Lino flooring with fully fitted kitchen, breakfast bar counter area, floor and eye level cabinets, open shelves, wine racks, Whirlpool electric oven, Whirlpool induction hob under extractor fan, double drainer sink under large window overlooking rear gardens, free standing Hoover fridge freezer.
Door leading through to: Utility Room	2.87m x 2.27m	Lino flooring throughout, fully fitted floor and eye level cabinets, internal oil-fired central heating boiler, stainless steel sink with worktop space surround, door leading to rear garden.
Ground Floor Bedroom or Second Sitting Room	4.16m x 4.12m	Timber laminate flooring, large window overlooking rear garden, electric points.
Family Bathroom	2.86m x 2.00m	Lino flooring, free standing bath with chrome faucet and shower, panelling walls separate shower with tiles floor to ceiling, pressure pump shower, w.h.b, and w.c.
Timber carpeted staircase with Velux overhead leading to:		









## **ACCOMMODATION**

### ***First Floor***

Landing	2.14m x 2.04m	Hot-press with open shelves and insulated water tank.
Master Bedroom	4.80 m (max) x 4.50m	Carpeted flooring, dormer window overlooking front gardens, electric points and t.v points.
En suite Bathroom	2.59m (max) x 2.12m (max)	Tiled flooring with w.h.b, tiled splashback with mirror and Lighting overhead, enclosed shower with electric T90sr electric shower with tile surround and glass bi-folding doors, dormer window overlooking rear garden and countryside views.
Walk-in Closet	1.57m x 0.85m	Carpeted flooring.
Family Shower Room	2.46m x 1.82m	Tiled flooring, enclosed pressure pump shower with floor to ceiling tile surround, w.h.b with tiled splashback and mirror and lighting overhead, w.c., wall mounted cabinet.
Bedroom 2	4.56m x 3.18m	Carpeted flooring, electric points and large window overlooking rear garden and rolling countryside views.
Bedroom 3	5.51m x 4.18 m	Carpeted flooring throughout, dormer window with large window overlooking front gardens, hatch to attic.

**Total Floor Area: c. 178 sq.m / 1,915 sq.ft**







### Features

- Coastal detached family home
- Built in 1999
- Extending to 178 sq.m  
4 Bedrooms, 3 bathrooms

### Outside

- South facing patio under pergola
- Gardens in lawn with plenty of family space
- Enclosed rear garden
- Driveway with two car parking spaces

### Services

- Mains water
- Mains drainage
- OFCH
- 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.

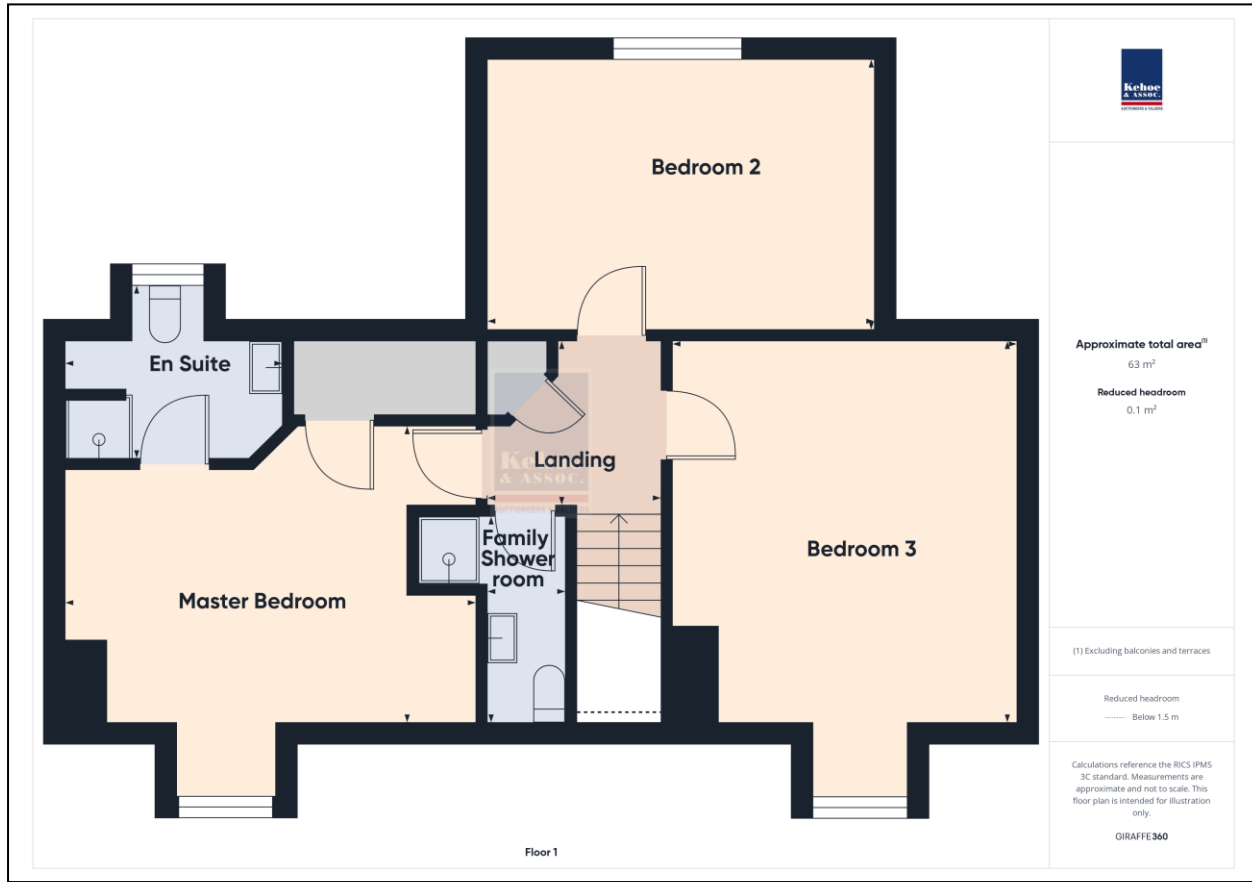
**Directions:** Eircode: Y35 W188













**Building Energy Rating (BER): C3    BER No. 110885704**  
**Energy Performance Indicator: 204.76 kWh/m<sup>2</sup>/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