

# FOR SALE

AMV: €270,000

File No. E165.BF



## Silver Birch, Barryville Court, Rosslare Harbour, Co. Wexford

- Spacious 3 bedroomed detached bungalow located in this mature residential development in the heart of Rosslare Harbour. This location offers a host of essential amenities all within easy walking distance of the property.
- This property would make an ideal retirement home or coastal retreat within easy reach of the fabulous coastal path with it's panoramic sea views, sheltered sandy beach and endless kilometer's of dunes, perfect for a leisurely stroll or energetic walk.
- The property has been well maintained over the years, wall and attic insulation have been upgraded and a new central heating boiler has recently been installed. The accommodation is well laid out with spacious light filled rooms and presented to the market in good condition throughout
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe  
& ASSOC.**

## Silver Birch, Barryville Court, Rosslare Harbour, Co. Wexford

**Description:** Spacious 3 bedroomed detached bungalow located in this mature residential development in the heart of Rosslare Harbour. This location offers a host of essential amenities all within easy walking distance of the property including supermarket, church, primary school, pharmacy, medical centre, hotels and social club. The property is also within walking distance of Rosslare Euro Port and regular bus/rail services.

This charming bungalow would make an ideal retirement home or coastal retreat within easy reach of the fabulous coastal path with it's panoramic sea views, sheltered sandy beach and endless kilometer's of dunes, perfect for a leisurely stroll or energetic walk. The fabulous sandy beach and golf course at St. Helen's Bay is only a couple of minutes' drive away.

The property has been well maintained over the years, wall and attic insulation have been upgraded and a new central heating boiler has recently been installed. The accommodation is well laid out with spacious light filled rooms and presented to the market in good condition throughout. Briefly comprising entrance hall, sitting room, kitchen, utility room, 3 x double bedrooms (one ensuite) and bathroom.

Nicely planted garden to the front with concrete drive providing off street parking. Very private rear garden with low maintenance finish and patio area surrounded by raised planter beds. Superb retirement home or coastal retreat in this convenient village centre location. Viewing highly recommended – contact Wexford Auctioneers Kehoe & Associates 053-9144939.







## **ACCOMMODATION**

Entrance Porch	1.86m x 1.01m	With laminate floor.
Hallway	6.89m x 1.18m	With laminate floor.
Sitting Room	4.58m x 3.78m	With open marble fireplace and laminate floor.
Kitchen	5.50m x 3.78m	With built-in floor and eye level units, electric cooker, extractor, dishwasher, fridge freezer, water softener and sliding patio doors to rear garden.
Utility Room	3.18m x 1.88m	With worktop, washing machine, tumble dryer and door to outside.
Bedroom 1	3.50m x 3.43m	With laminate floor and shower room ensuite.
Ensuite	3.42m x 0.86m	Tiled shower stall with electric shower, w.c., w.h.b. and tiled floor.
Bedroom 2	3.04m x 3.17m	With laminate floor.
Bathroom	3.18m x 1.98m	Bath with power shower over, w.c., w.h.b., Grosfillex wall sheeting and tiled floor. Hotpress with dual immersion.
Bedroom 3	3.17m x 3.37m	With laminate floor.

**Total Floor Area: c. 102.19 sq. m. ( c. 1,100 sq. ft.)**





## Features

- Convenient village centre location
- Ideal retirement bungalow
- Walking distance to all essential amenities, bus/rail services
- Fully furnished

## Outside

- Concrete drive and garden to the front
- Spacious low maintenance rear garden
- Patio area
- Barna shed

## Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH

**NOTE:** The sale is inclusive of all blinds, light fittings, electric cooker and extractor. All white goods (dishwasher, fridge freezer, washing machine and tumble dryer) and furniture in the residence is available be included in the sale, if the purchaser wishes to include these items.

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

**DIRECTIONS:** Eircode Y35HR29



Approximate total area<sup>(1)</sup>  
96.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

**Building Energy Rating (BER): C2   BER No. 116779604**

**Energy Performance Indicator: 186.71 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

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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