

FOR SALE

AMV: €320,000

File No.d892. BK



5 Ozier Grove, Rosslare Strand, Co. Wexford

- Excellent 3-bedroom semi-detached property with a ground floor extension at the rear lending itself as a perfect 4th bedroom, playroom, sitting room or home office.
- Superbly located just 500m from Rosslare Strands wonderful 'Blue Flag' beach and surrounded by fantastic amenities including Kelly's Resort Hotel & Spa and Rosslare Golf Club.
- Presented in fantastic order with contemporary finishes throughout.
- Light filled and flexible accommodation extending to c. 116 sq.m. / 1,249 sq.ft.
- Low maintenance rear garden benefitting from afternoon & evening sunshine.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

5 Ozier Grove, Rosslare Strand, Co. Wexford

Kehoe & Associates are delighted to present No. 5 Ozier Grove to market. With a pedestrian access to Mauritiustown Road just 100m from the front door, No.5 Ozier Grove is the perfect property to experience coastal living at its best. The purchaser of No.5 will get to enjoy the vibrant and active summer atmosphere of one of Ireland's premier holiday destinations. Residents of Rosslare Strand can experience a round of golf on the only true 'links' golf course in the south east or relax at the renowned Kelly's Resort Hotel & Spa. Kelly's Hotel exceptional indoor / outdoor dining experience restaurant aptly named 'The Sea Rooms' offers guests exquisite views of the Irish sea while dining. Rosslare Strand offers something for everybody, whether that's enjoying a cup of coffee, a glass of wine, live bar music or a long walk on the beach. Other amenities in the area include supermarket, church, creche, Rosslare Watersports' Centre, pharmacy and Rosslare National School.

This excellent 3-bedroom semi-detached property has been extended on the ground floor since the time of its original construction offering an additional space lending itself perfectly as a 4th bedroom, playroom, sitting room or home office. The property is presented in excellent condition with contemporary finishes throughout. The modern open plan kitchen / dining / living area benefits from an open fireplace and a sky light creating a bright and cosy atmosphere. Sliding doors lead to the rear garden. Wood effect tiled flooring adorns the ground floor. The bathroom and ensuite have been modernised in recent years. The third bedroom completes the ground floor accommodation. Upstairs there are two spacious double bedrooms including the master bedroom with ensuite. No. 5 Ozier Grove offers potential purchasers to enjoy the seaside lifestyle and natural beauty of Rosslare Strand, with a variety of fantastic amenities on your doorstep. Additionally, the property's location provides easy access to transport links including Rosslare Strand Railway Station, making it convenient for commuting or exploring the wider Wexford area. Viewing comes highly recommended

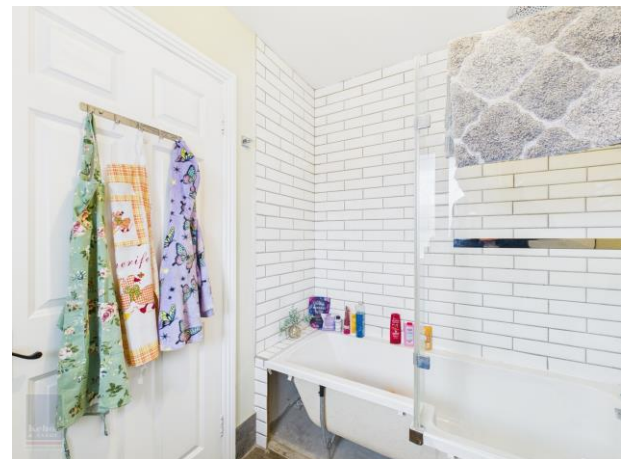




ACCOMMODATION

Entrance Hallway	2.89m x 1.78m (max)	Wood effect tiled flooring and staircase to first floor.
Storage Press	1.46m x 0.80m	Tiled floor.
Bedroom 3	2.96m x 2.58m	Laminatre floor and bay window.
Family Bathroom	2.23m x 1.78m	Wood effect tiled flooring, w.c., w.h.b., bath with pump shower and tiled surround.
<i>Open Plan Kitchen / Dining / Living</i>		
Kitchen / Diner	6.23m x 4.21m	Wood effect tiled flooring, floor and eye level units, integrated fridge freezer, electric oven, hob, extractor, Belfast style sink, plumbed for dishwasher. Open fireplace with granite hearth.
Living Area	3.72m x 2.56m	Wood effect tiled flooring, overhead skylight and sliding door to patio area. Door into:
Playroom / Home Office	3.72m x 3.25m	Laminate floor and sliding door to rear patio/ garden area.
<i>First Floor</i>		
Landing	1.99m x 1.04m	Carpet floor and attic access.
Hotpress		With dual immersion.
Bedroom 2	5.25m x 3.04m (max)	Laminate floor.
Master Bedroom	5.23m x 2.98m	Carpet floor and built-in wardrobe unit.
Ensuite	2.94m x 1.60m	Wood effect tiled flooring, w.c., vanity unit, w.h.b. with tiled splashback, shower stall with pump shower and tiled surround.
Storage Press	0.93m x 3.00m	Carpet floor.

Total Floor Area: c. 116 sq.m. / c. 1,249 sq.ft.





Features

- 500m walk to Rosslare Strands 'Blue Flag' beach
- Presented in excellent condition
- Contemporary finishes throughout
- Wonderful 3-bedroom family home
- Surrounded by fantastic amenities
- Flexible accommodation extending to c. 116 sq.m. / 1,249 sq.ft.

Outside

- Rear decking / garden area benefitting from afternoon & evening sun
- 100m to a convenient pedestrian access onto Mauritiustown Road
- Two private parking spaces
- Quiet cul-de-sac position
- Low maintenance garden
- Storage shed plumbed for washing machine and dryer

Services

- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- Fibre broadband available

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

DIRECTIONS: Eircode: Y35 A264







Approximate total area[®]
37.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Building Energy Rating (BER): C2 BER No. 105086003

Energy Performance Indicator: 184.68 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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. PRA No. 002141