

FOR SALE

AMV: €250,000

File No. d877.CWM



40 Kilrane Manor, Rosslare Harbour, Co. Wexford, Y35 R990

This property is eligible for the refurbishment grant.

- A unique opportunity to avail of up to €50,000 in grants from the vacant property scheme.
- Built in 2004 a 3-bedroom, 3-bathroom, semi-detached home extending to c. 121 sq.m.
- Superbly located in Kilrane Village, 2km from the Rosslare Eurport and only 10 minutes' drive from Ireland's premier holiday resort at Rosslare Strand.
- Accommodation briefly comprises; entrance hallway, living room, kitchen, sunroom, utility room, 3 bedrooms (master en-suite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

40 Kilrane Manor, Rosslare Harbour, Co. Wexford, Y35 R990

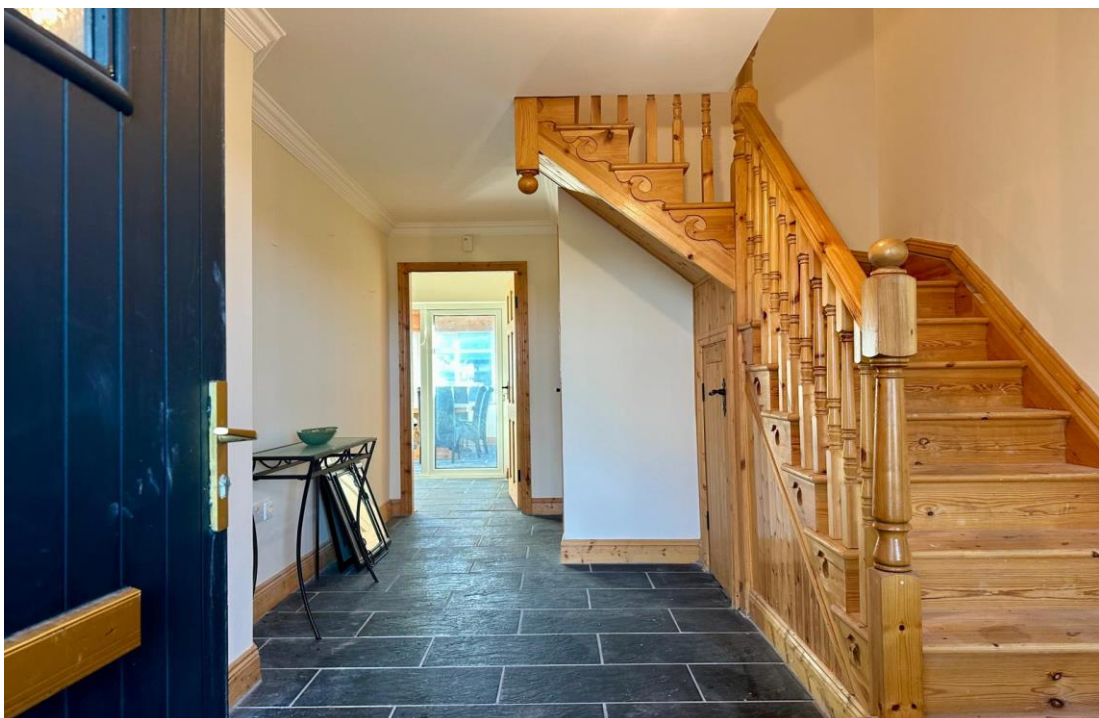
This property offers a distinctive chance to benefit from up to €50,000 in grants through the vacant property scheme. Built in 2004, this semi-detached home boasts three bedrooms and three bathrooms, encompassing approximately 121 sq.m. It is ideally situated in Kilrane Village, just 2km from the Rosslare Europort and a mere 10-minute drive from Ireland's top holiday destination at Rosslare Strand.

The accommodation includes an entrance hallway, living room, kitchen, sunroom, utility room, three bedrooms (including a master en-suite), and a family bathroom. Located in the sought-after Kilrane Manor private development, this home is only 2km from the Rosslare Europort Gateway to Europe, offering regular sailings to the UK, France, and Spain. The property is conveniently positioned less than ten minutes from the renowned Rosslare Strand and fifteen minutes from Wexford Town.

Rosslare Harbour, a rapidly evolving port, provides a beach, coastal walks, a supermarket, bank, post office, primary school, pharmacy, church, hairdresser, and numerous amenities. With excellent golf courses available at St. Helen's in Kilrane and Rosslare, golf enthusiasts will find this location particularly appealing.

The property is presented vacant and qualifies for the Vacant Property Scheme, making it ideal for first-time buyers, retirees, or rental investors. The bright and spacious accommodation features a large sitting room with a feature fireplace at the front, a kitchen dining room with sliding doors leading to the sunroom and garden. The front grounds include a cobble lock driveway offering parking for two cars, complete with a substantial storm porch.

Viewings are strictly by appointment only with the sole selling agents. Please contact Kehoe & Associates at 053 9144393 for arrangements.





ACCOMMODATION

Ground Floor

Storm Porch 2.45m x 1.88m

Entrance Hallway 5.15m x 2.67m

Sitting Room 4.37m x 3.67m

Guest Bathroom 1.51m x 1.35m

Kitchen / Dining area 4.80m x 4.67m (max)

Sunroom 4.26m x 2.75m

Utility Room 1.96m x 1.63m

Tiled floor, coving and ceiling rose.

Timber floor, coving, ceiling rose and open fire with cast iron insert and timber surround. Large window overlooking front driveway.

Tiled floor, w.c. and w.h.b.

Tiled floor, floor and eye level units, ample worktop space with double drainer stainless steel sink, Electrolux oven & electric 4-ring hob, free standing Samsung fridge freezer.

Tiled floor, French doors leading to south easterly facing rear garden.

Tiled floor, space for washing machine, floor and eye level cabinets and door to rear garden.



Timber staircase leading to first floor.

Landing	2.22mx 1.89m	Tongue & Groove flooring and attic access. With ample storage space and open shelves
Hotpress		
Master Bedroom	5.43m (max) x 3.61m	Tongue & Groove flooring, large window overlooking front driveway, tv and electric points, and door to:
Ensuite	1.80m x 1.80m	Tongue & groove flooring, enclosed shower with mosaic tiled surround & Mira Elite 2 electric shower, w.h.b. and w.c.
Bedroom 2	3.70m x 3.21m	Tongue & Groove flooring and large window overlooking rear garden.
Bedroom 3	3.06m x 2.49m	Tongue & Groove floor, large window overlooking rear garden
Family Bathroom	3.67m (max) x 2.70m	Tongue & groove floor , bath, w.h.b. and wc.

Total Floor Area: c. 121 sq.m. / 1,302 sq.ft.



Outside

- Cobble lock driveway
- Gardens to front and rear in lawn
- South easterly facing rear garden
- Enclosed with footpath surround.

Features

- Eligible for the refurbishment grant of up to €50,000
- Constructed 2004
- Semi-detached
- 3 bedrooms, 3 bathrooms
- Extending to c. 121 sq.m.

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 R990

Services

- Mains water
- Mains drainage
- OFCH
- Fibre broadband available

Building Energy Rating (BER):
C3

BER No.: 117928226

Energy Performance Indicator:
200.84 kWh/m²/yr

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

Sales Agent

CATRIONA MURPHY

087 2427525

Email: catriona@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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

