

FOR SALE

AMV: €350,000

File No. D952.CWM



8 The Cove, Rosslare Strand Co. Wexford Y35 K383

This property is eligible for the refurbishment grant.

- Located in Rosslare Strand and a 10 minute' stroll will take you to the fabulous Blue Flag Beach, pubs, restaurants, hotels and all that Ireland's premier holiday resort has to offer.
- Semi-Detached, three-bedroom, three-bathrooms property built in 2003 extending to c. 110 sq.m.
- Quiet cul-de-sac location in a sought-after development facing onto the common green area.
- The accommodation features entrance hall, sitting room, Kitchen/ dining room, utility room, guest w.c., upstairs 3 bedrooms master with en-suite, all the bedrooms have the benefit of built in wardrobes and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

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8 The Cove is located just off the Mauritiustown Road in Rosslare Strand, a mere 1km stroll from the blue flag beach. The property is conveniently 2.7km from Rosslare Golf Club and 1.5km 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 plenty of parking spaces. It is in pristine condition and benefits from eligibility for the refurbishment grant. Built in 2003 and meticulously maintained by a single owner, 8 The Cove is a semi-detached residence offering generous living space with three bedrooms, including a master bedroom with an ensuite.

The home features oil-fired central heating and double glazing. It has a cobblestone driveway with extra parking available at the front. The rear garden is enclosed and includes a south-westerly facing patio, accessible directly from the dining area through a sliding door.

The property is currently vacant and qualifies for the Vacant Property Scheme, making it an excellent opportunity for first-time buyers, retirees, or rental investors.

The accommodation includes an entrance hall, sitting room, kitchen/dining room, utility room, and a guest WC. The upper floor comprises three bedrooms (with a master ensuite), a family bathroom, and access to the attic via a hatch.

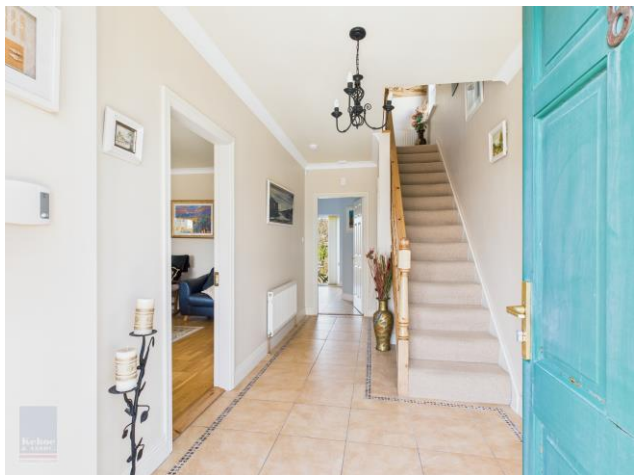
Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hall	5.6m x 2.08m	Tiled flooring, coving, telephone point, electrical points, alarm.
Sitting Room	4.58m x 3.93m	Timber flooring, large window overlooking front cobble lock driveway, feature open fireplace with cast iron insert and timber surround, tv point and electrical points, coving.
Guest Bathroom	2.21m x 0.85m	Off hallway under staircase. Tiled flooring, floor to ceiling tile surround, w.h.b. and w.c.
Kitchen/Dining Room	5.32m x 3.68m	Tiled flooring throughout, floor and eye level cabinets with ample worktop space, tiled splashback, stainless steel sink and drainer under window overlooking south westerly facing garden, appliances include an electric Belling oven, Bosch 4 ring electric hob under Belling extractor fan, Bosch dishwasher and Hotpoint fridge freezer.
Utility Room	2.80m x 1.61m	Tiled flooring, Whirlpool washing machine, built in cabinetry with ample worktop space and tiled splashback, tall storage cabinet and window overlooking rear garden. OFCH control point and alarm system.

Timber carpeted staircase to:





ACCOMMODATION

First Floor

Landing	3.71m x 2.20m	Carpeted flooring, window overlooking side passageway, hot-press with open shelves and ample storage space. Stira access to attic storage.
Master Bedroom	3.97m x 3.53m	Carpeted flooring throughout, double bay wardrobe, plug points and telephone point. Dressing room station with mirror, large window overlooking rear garden.
En suite	2.20m x 1.37m	Tiled flooring, floor to ceiling tile surround, enclosed shower with electric Triton T90 sr, w.h.h. with mirror and lighting overhead and w.c.
Bedroom 2	3.99m x 3.54m	Carpeted flooring, double/twin bedroom with two double bay wardrobes and large window overlooking front driveway and common green area
Bedroom 3	3.12m x 2.81m	Carpeted flooring, built in double bay wardrobe, large window overlooking front driveway and common green area.
Family Bathroom	3.04m (max) x 2.20m	Tiled flooring, floor to ceiling tile surround, bath with separate shower, enclosed pressure pump Gainsborough ps1200, w.h.b. with mirror and lighting overhead and w.c.

Total Floor Area: c. 110 sq.m / 1,184 sq.ft



Features

- Built in 2003
- Extending to 110 sq.m
- 3 bedrooms, 3 bathrooms
- Semi-detached in a sought-after estate
- Eligible for the refurbishment grant of up to €50,000

Outside

- Cobblelock driveway
- Enclosed rear garden
- Large patio area with further gardens in lawn
- Westerly position patio

Services

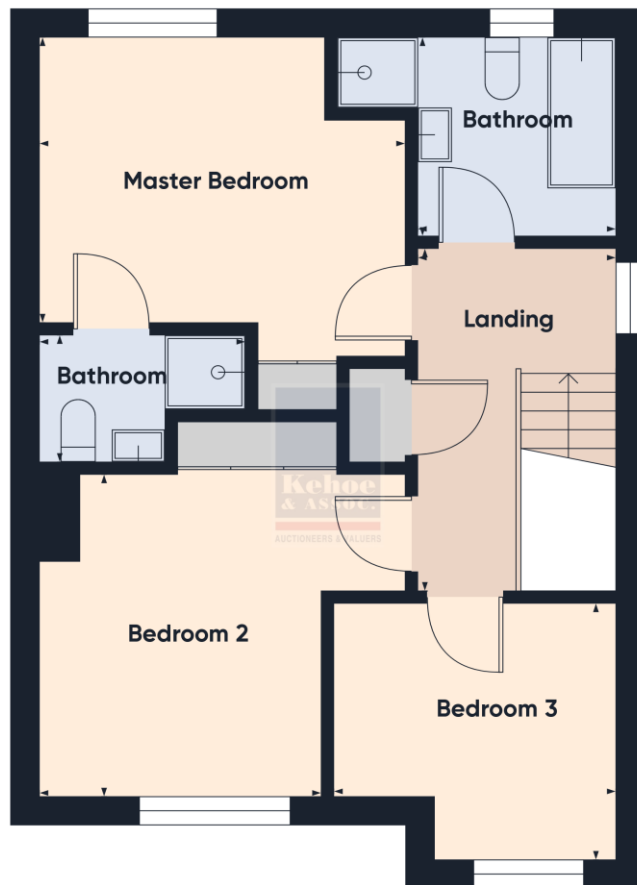
- Mains water
- Mains drainage
- OFCH
- Broadband available.
- Alarm

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 K383







Floor 1



Approximate total area
48.52 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 are based on RICS IPM standard.

GIRAFFE360

Building Energy Rating (BER): C2 BER No. 118313287

Energy Performance Indicator: 198.41 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. PRSA No. 002141

