

FOR SALE

AMV: €440,000

File No.E246.CWM



2 Clonmaine, Rosslare Strand, Co. Wexford Y35 WR9A

- **Elegant three-bedroom detached bungalow extending to c. 100 sq.m.**
- **Set within the exclusive 19-home Clonmaine Estate, just outside Rosslare Strand.**
- **West-facing rear garden offering privacy and excellent afternoon sun.**
- **Within walking distance of Rosslare's Blue Flag beach, shops, and leisure amenities.**
- **Beautifully maintained estate with landscaped grounds and a strong resident's community.**
- **Accommodation comprises entrance hall, spacious living room, Kitchen/dining area, 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**

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Welcome to 2 Clonmaine, an attractive and well-maintained detached bungalow situated in one of Rosslare's most desirable residential enclaves. Built in 2000, this home offers a superb balance of comfort, convenience, and coastal charm.

The property extends to c.100 sq.m. and comprises a bright and spacious living room, a kitchen/dining area, utility room, three bedrooms (master ensuite), and a family bathroom. The living space flows beautifully into a private, west-facing rear garden, perfect for relaxing or entertaining outdoors.

Clonmaine is an exclusive development of just 19 detached homes, renowned for its pristine presentation and mature planting. The estate is managed to an exceptional standard by a proactive residents' association, reflecting the pride and sense of community within the neighbourhood.



Perfectly located on the approach to Rosslare Strand, steps from the local link bus stop yet all very walkable at just 1km from Rosslare Train Station, 1.4km from the beach, 1.6km from Kelly's Resort Hotel and 2.5km from Rosslare Golf Club. The surrounding area offers an impressive range of amenities including boutique shops, cafés, restaurants, playgrounds, and sporting facilities—from golf and tennis to sea angling and a host of water sports.

Whether you're seeking a permanent residence or a holiday retreat, 2 Clonmaine represents an excellent opportunity to acquire a turnkey home in a prestigious and peaceful setting, moments from Ireland's sunny southeast coastline.

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

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ACCOMMODATION

Entrance Hall	6.48m x 2.02m (max)	Timber laminate flooring, coving, ceiling rose, hatch to attic, closet space.
Hot-press		Open shelves
Kitchen/Dining Room	4.41m (max) x 4.14m (max)	L-shaped kitchen with tiled flooring throughout, coving, recess lights, fully fitted solid timber kitchen with floor and eye level cabinets, integrated Bosch dishwasher, integrated fridge freezer, integrated oven, four ring hob with extractor fan overhead, Belfast sink with double sided drainer and solid timber worktops throughout, tiled splashback, two windows overlooking front garden and driveways, water filter tap with water softener built in underneath sink, separate display cabinetry with drawers and open shelving area, large window overlooking side garden.
<i>Door to:</i> Utility Room	1.92m x 1.79m	Tiled flooring throughout, internal Grant boiler, built in Zanussi washing machine under counter space and built in area for Whirlpool dryer, eye level cabinetry, coving overhead and door leading through to side passageway.
<i>From Kitchen door leading to:</i> Large Sitting Room	4.97 x 3.94m	Timber laminate flooring throughout, open fireplace with cast iron insert and timber surround, slate tile hearth, NBI fibre broadband, tv point and electric points, coving throughout with ceiling rose, large feature window pocketing out to the south westerly facing garden with sliding door access leading directly on to the patio which features a water fall pond.
<i>Door leading out to central hallway:</i>		





ACCOMMODATION

Master Bedroom	4.39m x 3.53m	Carpeted flooring, feature bay window overlooking garden, coving and ceiling rose, tv points and electric points.
<i>Door leading through to:</i>		
En suite	2.48m x 0.98m	Tiled flooring, floor to ceiling tile surround, coving, enclosed Triton T90 si electric shower, w.h.b with glass shelf and mirror overhead and w.c.
Bedroom 2	3.91m x 3.47m	Large double room with carpeted flooring throughout, window overlooking rear garden, coving and ceiling rose.
Bedroom 3	2.65m x 2.53m	Timber laminate flooring throughout, treble bay built in wardrobe with mirror. Large window overlooking rear garden, coving and ceiling rose.
Family Bathroom	3.47m x 1.93m	Tiled flooring throughout, floor to ceiling tile surround with coving and recess lights overhead, bath with chrome faucet and shower tap, separate shower Gainsborough PS 1200 pressure pump shower, w.h.b with glass shelf and mirror overhead and w.c.

Total Floor Area: c. 100 sq.m / 1,076 sq.ft







Features

- Walking distance to all Blue Flag Beach & all amenities
- 3 Bedrooms, 2 Bathrooms
- Built 2000
- Extends to c. 100 sq.m

Outside

- South Westerly Patio
- Enclosed rear garden
- Driveway
- Local Link Bus stop within steps of the property

Services

- Mains Water
- Mains Drainage
- OFCH
- Broadband
- 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 WR9A



Building Energy Rating (BER): C3 BER No. 104245865
Energy Performance Indicator: 220.09 kWh/m²/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