

FOR SALE

AMV: €485,000

File No. E180.CWM



4 Clearwater Cove, Rosslare Strand, Co. Wexford Y35 XF22

- Situated in one of Rosslare Strand's most desirable areas, this four-bedroom home is 250 mtrs to the pristine sands of Rosslare Strand's renowned 'blue flag' beach. Just imagine starting your day with a peaceful walk along the shore.
- Built in 2006 and renovated in 2022, extending to c.142 sq.m this home is not just a residence – it's a lifestyle with the benefit of having everything you need within easy reach. Whether it's a quick grocery run, picking up prescriptions, or posting a letter, local shops, a pharmacy, and a post office are all close by.
- Accommodation comprises of an entrance hallway, large sitting room with sliding door access to the enclosed garden patio, guest w.c. open plan kitchen, dining and sunroom with sliding doors to rear garden, utility room and garage. Upstairs is four bedrooms with master-bedroom ensuite and stylish family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



Welcome to Coastal Elegance 4 Clearwater Cove, Rosslare Strand, Co. Wexford Y35 XF22

Step into a serene slice of coastal paradise with this exquisite 4-bedroom residence at the heart of Rosslare Strand. Built in 2006 and elegantly refurbished in 2022, this property combines contemporary charm with a touch of timeless coastal luxury. A beachside home offers a perfect blend of luxury, convenience, and coastal charm. Located in a premium and highly sought-after development, it enjoys an enviable position just steps from Rosslare Strand Blue Flag Beach. Spacious living extending to c. 142 sq.m, thoughtfully designed with generous room for both relaxation and entertaining both inside and al fresco within the private landscaped gardens.

Nestled within walking distance of Rosslare Strand's stunning Blue Flag beach, revel in endless seaside days and breathtaking coastal views. The village, with its charming shops, delicious dining options, and delightful cafes, is also just a short stroll away. Benefit from the convenience of local amenities including boutique stores, a golf club, water sports facilities, summer markets, and warm community spirit.

Ideally positioned just a swift drive from the vibrant heart of Wexford town, with its array of cultural attractions, shopping and lively nightlife. Excellent transport options make this location even more attractive. With trains and other public transport within easy access, commuting is a breeze, whether you're heading for a day in Wexford town or planning a more extended journey. Additionally, Rosslare Europort provides seamless access to UK and European locales, making travel both easy and efficient.

The accommodation comprises of a newly renovated kitchen including quartz countertops, boasting sleek finishes and top-quality fixtures with all new appliances included in the sale. With 4 spacious bedrooms and 3 stylishly newly decorated bathrooms, this home ensures comfort and privacy for all family members and guests.

Whether you're seeking year-round living in a peaceful setting or a perfect holiday sanctuary, 4 Clearwater Cove delivers in every aspect. Overall, this beachside home isn't just a property—it's a gateway to an unparalleled lifestyle. With its superb location, convenient amenities, and endless recreational opportunities, it's an ideal choice for those seeking both a tranquil retreat and vibrant community life. Don't miss the chance to become part of this exceptional development. Arrange your private viewing today and embark on your new coastal journey.

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

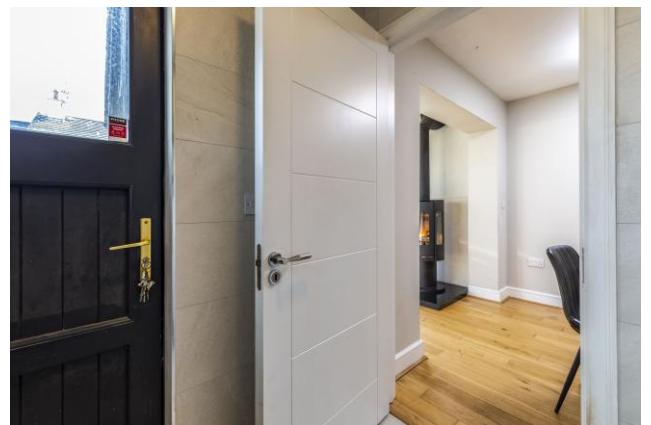


ACCOMMODATION

Entrance Hall	4.87m x 2.00m	Solid timber floors.
<i>Door leading through to:</i>		
Guest Bathroom	1.53m x 1.45m	Solid timber floors, w.h.b with tiled splashback, mirror and w.c.
<i>Door leading through:</i>		
Sitting Room	5.02m x 3.58m	Solid timber floors throughout with dual aspect with large window overlooking front garden and sliding doors leading to enclosed rear garden and south facing patio space. Henley solid fuel stove with feature brick and marble surround, tv points and electric points.
<i>Door through to:</i>		
Open Plan Kitchen/Dining Area	5.51m x 5.02m	Solid timber floors throughout, floor and eye level cabinets, fully fitted new kitchen in 2022 with island and Quartz counter tops throughout with Quartz upright integrated large style larder fridge, display cabinetry, integrated Hoover dishwasher, Belfast sink under window overlooking front garden, Hoover integrated induction hob with extractor fan overhead, double Hoover electric oven and integrated Hoover microwave.
<i>Open Alcove leading through to:</i>		
Sunroom (Second Sitting Room)	3.27m x 2.98m	Solid timber floors throughout, feature solid fuel stove with granite tile hearth, vaulted ceiling with window surround, slide doors leading out to rear garden with access to two separate patio areas.
<i>Door leading through to:</i>		
Utility	1.91m x 1.89m	Tiled flooring, floor to ceiling tile surround, built in cabinetry with space for washing machine, open shelves throughout and door to rear garden.
<i>Timber carpeted staircase from Hallway leading to:</i>		







ACCOMMODATION

First Floor

Landing Area	5.52m x 1.01m	Carpeted flooring throughout, hatch to attic access.
Hot-press	1.59m x 1.17m	Open shelves with ample storage space, immersion timbers.
Master Bedroom	3.59m x 3.35m	Tongued and grooved flooring throughout, large window overlooking front gardens.
Walk-in-wardrobe	1.62m x 1.61m	Tongued and grooved flooring with open shelves and rails.
En suite	1.85m x 1.71m	Tiled flooring, floor to ceiling tile surround, newly refurbished bathroom in 2022, w.h.b. with vanity drawers underneath and wall mounted mirror with ample storage space, enclosed pressure pump shower with newly installed rainwater shower head and w.c. & towel rail.
Bedroom 2	3.79m (max) x 3.65m (max)	Tongued and grooved feature corner window overlooking front garden and common green area.
Bedroom 3	3.67m x 2.24m	Tongued and grooved flooring, window overlooking front garden and common area with built in slide robes.
Bedroom 4	4.75m (max) x 3.94m	Tongued and grooved flooring throughout, feature bay window overlooking front garden and common green area.
Family Bathroom	3.33m x 1.55m	Newly refurbished in 2022. Tiled flooring, floor to ceiling tile surround, bath with pressure pump shower and rainwater shower head with solid glass screen, w.h.b. and chrome faucet over floating vanity station with drawers and mirror overhead, w.c. and chrome towel rail.

Total Floor Area: c. 142 sq.m / 1,528 sq.ft

Garage	3.31m x 3.30m	Concrete floor, oil fired central heating Grant condensing boiler installed in 2022, roller garage door access to the front and pedestrian access to the rear, electric points.
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Features

- Built in 2006
- Refurbished kitchen & bathrooms
- Extending to c. 142 sq.m
- 4 bedrooms, 3 bathrooms
- Walking distance to beach & village

Outside

- Quiet cul-de-sac location
- Enclosed rear garden
- Southerly aspect with two patio areas
- Car parking
- Roller door garage

Services

- Mains water
- Mains drainage
- OFCH (newly installed in 2022)
- 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 XF22





Building Energy Rating (BER): B3 BER No. 116231481
Energy Performance Indicator: 147.45 kWh/m²/yr

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

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