

# FOR SALE

AMV: €495,000

File No. D640.CWM



## No. 40 Ard Aoibhinn, Walsheslough, Rosslare Strand, Co. Wexford

- Magnificent Detached 4 Bed Residence (5th bedroom option on the ground floor) in a Premium Coastal Location.
- Built in 2005 with a high end finish throughout, extending to c. 165 sq.m. / 1,776 sq.ft.
- The accommodation comprises of entrance hall, sitting room, bedroom 5 on the ground floor, kitchen / dining room, utility room and guest w.c. room. Upstairs landing with hot press, four bedrooms with a master ensuite and a family bathroom.
- Viewing is strictly by prior appointment, to arrange a suitable time contact the sole selling agents, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## **40 Ard Aoibhinn, Walsheslough, Rosslare Strand, Co. Wexford.**

No. 40 Ard Aoibhinn is a magnificent detached 4/5 Bed Residence in a Premium Coastal Location.

Superb Detached Residence Extending to c. 1,776 sq.ft. with a south westerly facing garden. Built in 2005 with a high end finish throughout. This excellent modern home boasts a very spacious layout comprising 2 living rooms or indeed a fifth bedroom, beautiful kitchen / dining / living room. Upstairs there is 4 double bedrooms with master ensembles and a family bathroom. The property is overlooking the large common green area and has the benefit a south westerly rear garden.

The property has been fitted out to a very high standard with many added extra's such as feature tiling and contemporary kitchen. The accommodation is bright, well laid out & flows nicely from room to room with a very pleasant atmosphere throughout.

Situated in a premium position in a modern & highly sought after development in Rosslare Strand just short stroll to the beach and all facilities shops, schools, train station, many restaurants, Kelly's Hotel etc. Rosslare is renowned for its international golf course, beautiful long sandy beach, top quality Hotels & restaurants and idyllic location in the Southeast.

The Sale of This Property Presents an Excellent Opportunity to Acquire a Wonderful Permanent or Holiday Home in one of The Most Prime Area's in Rosslare Strand.







## ACCOMMODATION

### **Ground Floor**

Entrance Hallway 4.87m x 2.14m

Sitting Room 5.69m(max) x 4.45m

Bedroom 5 / 4.83m x 3.15m

Playroom/Study/  
2<sup>nd</sup> Sitting Room

Kitchen 6.71m x 4.69m

Utility Room 3.80m x 3.15m

Guest W.C. 1.79m x 1.61m

Solid timber flooring

Solid timber flooring, feature bay window overlooking front garden, open fireplace with granite stone, tile and timber surround, T.V. points and electrical points.

Solid timber floor, large window overlooking front driveway.

Tiled flooring throughout, fully fitted kitchen, floor and eyelevel cabinets, stainless steel sink and drainer with tiled splash back, ample work top space with Hotpoint electric oven, Leisure 4 ring hob and extractor fan overhead, freestanding Whirlpool fridge-freezer and under counter Zanussi dishwasher. Sliding doors to South-Westerly facing patio garden and dual aspect with a window overlooking side passage.

Tiled flooring throughout, door leading to rear garden, utility counter with under storage and space for a washing machine and dryer window overlooking side garden, oil fired central heating switch.

Tiled flooring throughout, w.h.b. and w.c. with a window overlooking side passage.

**Timber carpeted staircase leading to the 1<sup>st</sup> Floor**



## ACCOMMODATION

### **First Floor**

Hallway	4.04m x 1.46m	Carpeted floor, hot-press with insulated water tank and open shelves for ample storage.
Master Bedroom	5.16m x 3.96m	Carpeted flooring, large window overlooking front driveway and common green area.
En-suite	2.59m(max) x 1.55m	Tiled flooring, tiled floor to ceiling surround, enclosed shower with a Triton T90sr, w.h.b. and w.c.
Bedroom 2	3.72m x 2.99m	Carpeted flooring.
Bedroom 3	3.08m x 2.91m	Carpeted flooring.
Bedroom 4	4.23m(max) x 2.07m	Carpeted flooring overlooking front driveway and common green area.
Family Bathroom		Tiled flooring, floor to ceiling tiles surround, bath, separate shower with glass enclosure, w.h.b and w.c.

**Total Floor Area: c. 165 sq.m. / 1,776 sq.ft.**







## Features

- Detached family home
- 4 Bedrooms, 3 bathrooms
- Extending to c. 165 sq.m. / 1,776 sq.ft.
- Built in 2005

## Outside

- Cobblelock driveway
- South westerly garden
- Gardens in lawn
- Garden patio off the kitchen.

## Services

- Mains water
- Mains drainage
- OFCH with open fire in sitting room
- Broadband

**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: Y35RX60

**Building Energy Rating (BER): C1 BER No.: 117320283**

**Energy Performance Indicator: 171.07 kWh/m<sup>2</sup>/yr**

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

## 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

