

# FOR SALE

AMV: €650,000

File No. d890.BF



## Coonawarra, Bearlough, Rosslare Strand, Co. Wexford

- Tucked away on a wonderfully private site of just over half an acre, Coonawarra is a hidden gem in the heart of Rosslare Strand. Perfectly positioned at the end of Strand Road and the beginning of The Burrow, the location is truly second to none—just 500 metres from Rosslare Golf Club and only steps from the Practice Range.
- While modest in size at 94.35 sq. m., the real beauty of this property lies in its simplicity and setting. Offering peace, privacy, and the quintessential seaside escape, Coonawarra invites you to slow down, switch off, and savour your own slice of heaven.
- Whether you're seeking a full-time residence or a coastal retreat, Coonawarra offers comfort just as it is, along with immense potential to remodel, extend, or design your dream home by the sea.
- To arrange a suitable viewing time, contact the joint selling agents, Kehoe & Assoc. on 053 9144393 or Quinn Property on 053 948000.









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The property sits on 0.26 hectares/0.642 acres of mature gardens, with a gravel drive and forecourt providing excellent parking. The expansive front lawn is ideal for family fun or even the addition of a chalet, while the sizeable detached garage is perfect for storing bikes, surfboards, or outdoor equipment. To the rear, a sunny garden with built-in barbecue makes outdoor dining and relaxation effortless.

Whether you're seeking a full-time residence or a coastal retreat, Coonawarra offers comfort just as it is, along with immense potential to remodel, extend, or design your dream home by the sea. Add to this the stunning coastal walks along The Burrow and Rosslare Point, and you have the perfect haven for nature lovers and outdoor enthusiasts alike.

The accommodation briefly comprising entrance hallway, sitting room with vaulted ceiling, kitchen and ensuite bedroom at ground floor level with two further double bedrooms and shower room at first floor level.

Rosslare Strand is Wexford's premier holiday destination, boasting an array of amenities including the Rosslare Golf Club and Links Course, Community and Sports Centre, tennis courts, hotels, shops, restaurants, pubs, a post office, medical centre, pharmacy, and convenient bus and rail links.

For further information and appointment to view, contact the joint selling agents. Kehoe & Assoc. at 053-9144393 or Quinn Property at 053-948000.





## **ACCOMMODATION**

### ***Ground Floor***

Entrance Hallway	4.12m x 2.12m	With natural terracotta floor and understairs storage closet.
Sitting Room	4.60m x 4.68m	With vaulted RV sheeted ceiling, feature fireplace, high windows, long picture window overlooking the garden and French doors to rear garden.
Kitchen	4.14m x 1.82m	With Belfast sink, tiled worktops and fitted shelving.
Bedroom 1	4.69m x 2.98m	With shower room ensuite
Ensuite	1.59m x 1.68m	Tiled shower stall with electric shower, w.c. and w.h.b.

### ***First Floor***

Bedroom 2	4.66m x 2.98m	With timber floor.
Bedroom 3	4.11m x 3.01m	With timber floor.
Hotpress		With dual immersion.
Shower room	2.88mx 1.82m	With tiled shower stall with electric shower, bidet, w.c., w.h.b. and timber floor.

**Total Floor Area: c. 94.35 sq. m. ( c. 1,015 sq. ft.)**





## Features

- Dream location at the end of Strand Road
- Charming coastal hideaway
- Just 500m door-to-door from Rosslare Golf Club
- Immense potential to remodel, extend or redevelop
- Suberb coastal walks along The Burrow and Rosslare Point

## Outside

- Exceptionally private site
- Mature planting
- Gravelled drive/forecourt
- Landscaped gardens designed for ease of maintenance
- Detached garage c. 5.00m x 3.50m

## Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH

**VIEWING:** Strictly by prior appointment with the joint selling agents only.

**DIRECTIONS:** Eircode Y35H268













GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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**Building Energy Rating (BER): E1 BER No. 118772789**  
**Energy Performance Indicator: 332.03 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the joint selling agents.

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