

# FOR SALE

AMV: €195,000

File No. c900.CM



## Apt. 25A New Haven Rosslare Strand, Co. Wexford

- Superb ground floor 2-bedroom apartment with only one previous owner presented in exceptional condition.
- A stone's throw to Rosslare Strands 'Blue Flag' beach and surrounded by a host of other amenities including Rosslare Golf Club and Kelly's Resort Hotel & Spa
- Light filled, well-proportioned accommodation extending to c. 84 sq.m. / 904 sq.ft.
- Ideal starter home, retirement home, summer residence or investment property.
- Accommodation briefly comprises; entrance hallway, open plan kitchen/living/dining area, 2 bedrooms (master en-suite), bathroom and hotpress.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

## Apt. 25A New Haven Rosslare Strand, Co. Wexford

**Description:** Kehoe & Associates are delighted to present this charming 2-bedroom ground floor apartment to the market located a stone's throw from Rosslare Strand's 'Blue Flag' beach. The purchaser of Apartment 25 will enjoy the vibrant and active summer atmosphere of one of Ireland's most wonderful holiday destinations. Residents can enjoy a round of golf nearby on the only true 'links' golf course in the south east or unwind at the renowned Kelly's Resort Hotel & Spa. The latter has recently opened an exceptional indoor/outdoor dining experience restaurant aptly named 'The Sea Rooms', which offers guests exquisite views of the Irish sea. Rosslare Strand offers something for everybody, whether that's enjoying a cup of coffee, a glass of wine, live bar music or a long walk on the beach. Other amenities in the area include Rosslare National School, supermarket, church, pharmacy, playground, creche, Rosslare Strand AFC, Rosslare Watersports Centre, tennis and crazy golf.

Upon entering, viewers will be presented to a polished entrance hallway with a spacious, light-filled open plan living area on the right, a family bathroom on the left and two well-proportioned double bedrooms at the rear. The master bedroom is en-suite. The accommodation has been meticulously maintained with only one owner from new. The apartment benefits from an enclosed rear patio area adjacent to the bedrooms which is accessible from the side of the building.

This property would make a perfect starter home, retirement home, summer residence or investment property.



## ACCOMMODATION

Entrance Hallway	5.92m x 1.17	With laminate floor.
Open Plan Kitchen / Living / Dining Area	5.91m x 5.46 (Max)	With part-lino, part-carpet flooring, electric fire, plumbed for washing machine.
Master Bedroom	4.08m x 3.68m (Max)	With carpet flooring and ensuite.
Ensuite	2.27m x 1.89m	With w.c, w.h.b., electric shower with tiled surround and carpet flooring.
Bedroom 2	3.68m x 2.76m	With carpet flooring.
Bathroom	2.57m x 1.89m	With shower, bath, w.c., w.h.b., part-tiled walls and tiled floor.

**Total Floor Area: c. 84 sq.m. / c. 904 sq.ft.**

# Rosslare Strand







### Features

- Meticulously maintained property
- Only one previous owner
- Surrounded by a host of amenities
- A stone's throw to Rosslare Strands 'Blue Flag' beach

### Outside

- Communal parking
- Enclosed rear patio area
- Communal lawn area

### Services

- Mains water
- Mains drainage
- Storage heaters
- Broadband available

**NOTE:** This establishment is managed by Citadel Property Management. The annual management fees in 2022 were quoted at €847.70.

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

**DIRECTIONS:** Proceed to Rosslare strand until you come to "Sinnotts On The Strand" keep right and proceed up the hill passing "The Bay Pub" on the right hand side. Proceed over the Railway Bridge and the entrance to New Haven is approximately 200m on the right hand side. Proceed into the development and the property For Sale is down at the end on the right hand side. Eircode Y35 NH79



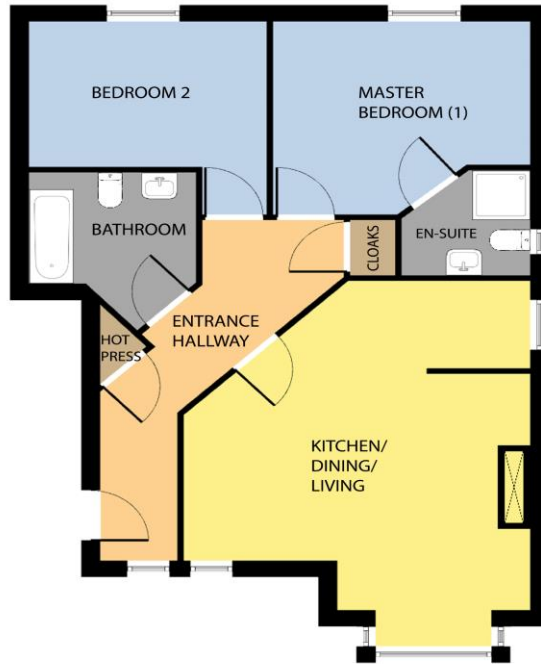
# Rosslare Golf Club



## The Sea Rooms @ Kelly's Resort Hotel & Spa



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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**Building Energy Rating (BER): D2 BER No. 116011578**

**Energy Performance Indicator: 284.18 kWh/m<sup>2</sup>/yr**

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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. PRA No. 002141