

FOR SALE

AMV: €210,000

File No. E319.KD



18 Greenore Park, Rosslare Harbour, Co. Wexford

- Charming 2-Up, 2-Down terraced townhouse in need of modernisation.
- Highly sought-after Rosslare Harbour location, close to the coast and local amenities.
- Panoramic sea views of Rosslare Harbour.
- Excellent opportunity for first-time buyers, downsizers or investors seeking a property in a popular coastal area.
- Ideal base for enjoying the Wexford coastline, with beaches, coastal walks and seaside amenities close by.
- A property with excellent potential, offering purchasers the opportunity to make it their own and create a comfortable coastal home.
- Nearby beaches within an 8 minute drive include Rosslare Strand, St Helens Bay and Ballytrent Beach.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

Rosslare Harbour is one of County Wexford's best-known coastal locations and is home to Rosslare Europort, Ireland's principal ferry port for services to continental Europe and the UK. The area combines a relaxed coastal lifestyle with excellent transport connections. The surrounding coastline is renowned for its sandy beaches and beautiful scenery, while the nearby village of Rosslare Strand offers a range of cafés, restaurants, shops and leisure facilities.

The property is within 2km of Kilrane Village is also well placed for access to Wexford Town, approximately 20 kilometres away, with its extensive selection of shopping, dining, educational and recreational amenities. For those travelling further afield, Rosslare Europort provides convenient ferry connections, while road links offer access to Wexford and the wider southeast.



A Wonderful Coastal Opportunity

18 Greenore Park represents an appealing opportunity to acquire a property in an established residential area of Rosslare Harbour. This charming two-storey, 2-up, 2-down terraced townhouse situated in the popular coastal village of Rosslare Harbour. The property offers a traditional layout, with accommodation arranged over two floors. The ground floor provides the main living accommodation, while the first floor comprises the bedrooms and bathroom accommodation. There is off street parking for two cars at the front of the house and the rear garden has panoramic sea views overlooking Rosslare harbour.

The house presents an excellent opportunity for a purchaser looking for a home in a well-established residential setting. Its traditional proportions and straightforward layout provide a versatile canvas for modernisation and personalisation, subject to any necessary permissions.





ACCOMMODATION

Ground Floor

Entrance Hallway	4.62m x 1.82m (max)	With tiled flooring, radiator and staircase to first floor.
Kitchen	2.43m x 1.61m	With tiled flooring, floor and eye level units with tiled splashback, stainless steel sink, Indesit electric oven and hob. Views of Rosslare Harbour
Open Plan Living / Dining Room	7.05m x 3.50m	With carpet flooring, ceiling coving, open solid fuel fireplace with brick surround and hearth. Views of Rosslare Harbour.

First Floor

Landing	1.56m x 2.49m	With carpet flooring and Stira staircase to floored attic.
Bathroom	2.44m x 2.42m	With lino flooring, w.c., w.h.b., bath with electric shower and tiled surround.
Bedroom 2	4.06m x 2.63m	With carpet flooring, radiator, integrated wardrobe units and hotpress.
Master Bedroom	5.20m x 2.94m (max)	With carpet flooring and integrated wardrobe unit.

Total Floor Area: c. 74 sq.m / 797 sq. ft.

Garage	1.78m x 7.42m
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Features

- 2 bed terraced townhouse
- 1 main family bathroom
- Accommodation extending to c. 74 sq. m. / 797 sq. ft
- Double glazed windows

Outside

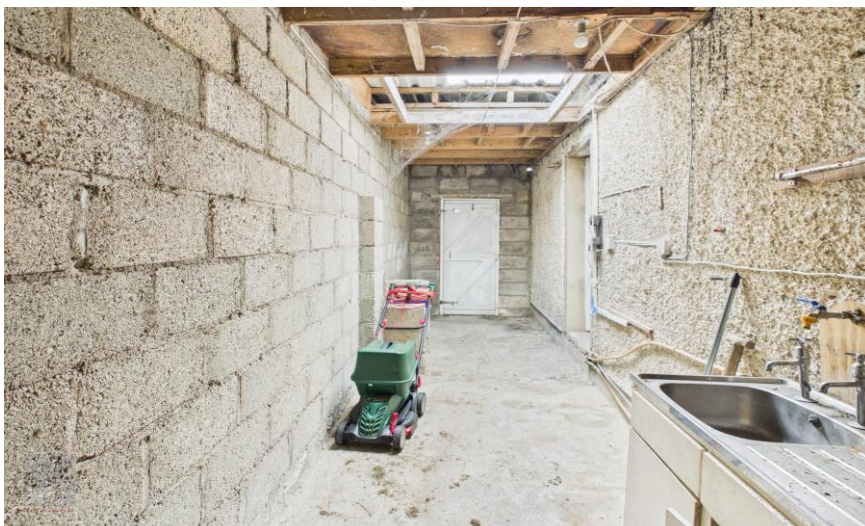
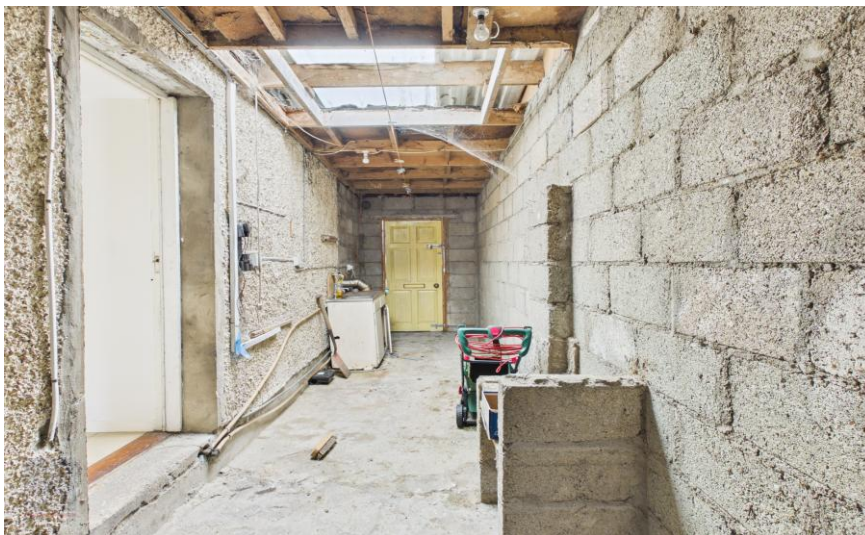
- Integrated garage
- Rear garden with panoramic sea views
- Off street parking

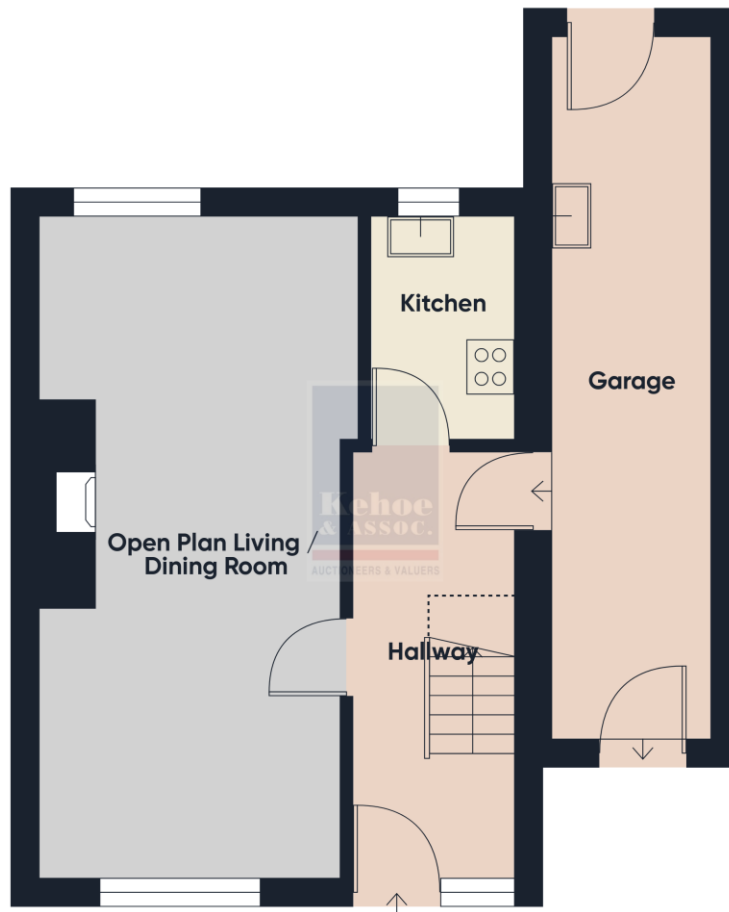
Services

- Broadband available on street
- Mains water
- Mains sewerage
- ESB

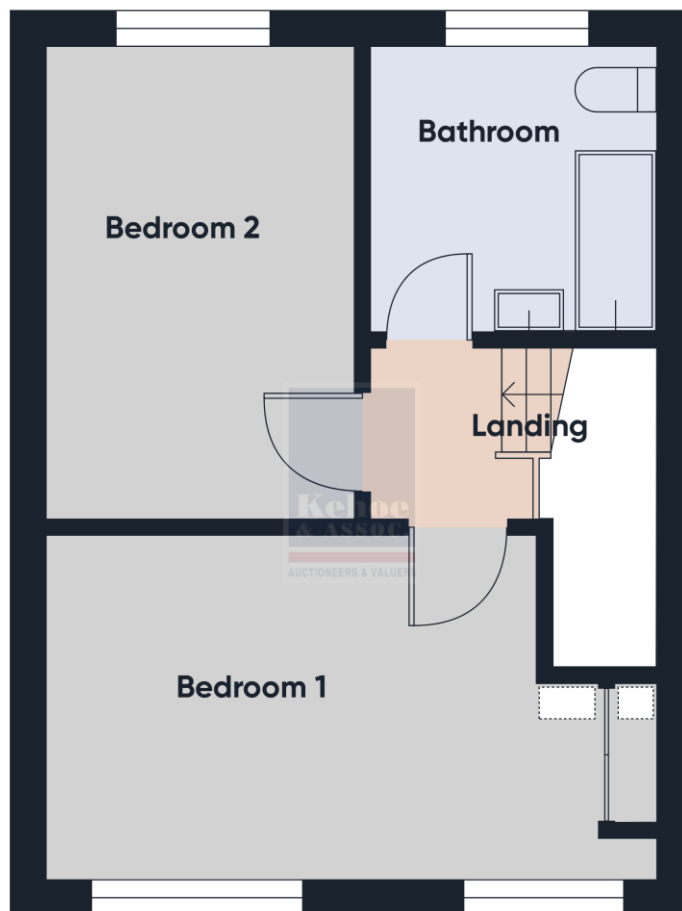
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Eircode Y35 D1K5. Take the 2nd exit at roundabout entering Rosslare Harbour. Then take the first left opposite St Patricks Church. Almost immediately take the first right and then the 2nd left. 18 Greenore Park will be on your right-hand side.





Floor 0



Floor 1

Building Energy Rating (BER): F BER No. 119849875
Energy Performance Indicator: 330.17 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Kate Doyle

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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