

FOR SALE

AMV: €410,000

File No.E151.CWM



4 Rosehill Heights, Rosslare Strand, Co. Wexford Y35 NY77

- Set in the desirable seaside village of Rosslare Strand, this home enjoys easy access to shops, cafés, schools, and the famous Blue Flag beach. Wexford Town is a short drive away.
- Exceptionally well-presented four-bedroom detached residence built in 2002, extending to c. 118 sq.m
- Accommodation comprises of an entrance hallway, sitting room with double glass doors leading to kitchen/ dining room, two bedrooms on the ground floor and a family bathroom. Upstairs is two further large bedrooms and a shower room.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**



4 Rosehill Heights, Rosslare Strand, Co. Wexford Y35 NY77

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. This superbly maintained detached home combines comfort, functionality, and style in a sought-after coastal location. The development is a cul-de-sac with only eleven homes, built in 2002 under the guidance of engineer Jim Spencer and architect Mary Corish. The desirable seaside village of Rosslare Strand is sought after and this home enjoys easy access to shops, cafés, schools, and the famous Blue Flag beach. Wexford Town is a short drive away, offering further amenities, while the property's peaceful cul-de-sac setting ensures both privacy and convenience.

The property extends to approximately c. 118 sq.m and offers bright, spacious accommodation for modern family living. 4 Rosehill Heights is in turnkey condition with accommodation comprising of a spacious entrance hallway, sitting room with a feature bay window, open fireplace and double glass doors leading to kitchen/ dining room. There are two bedrooms on the ground floor which could easily serve as a second sitting room and a ground floor family bathroom. Upstairs is two further large bedrooms with dual aspect and a shower room.

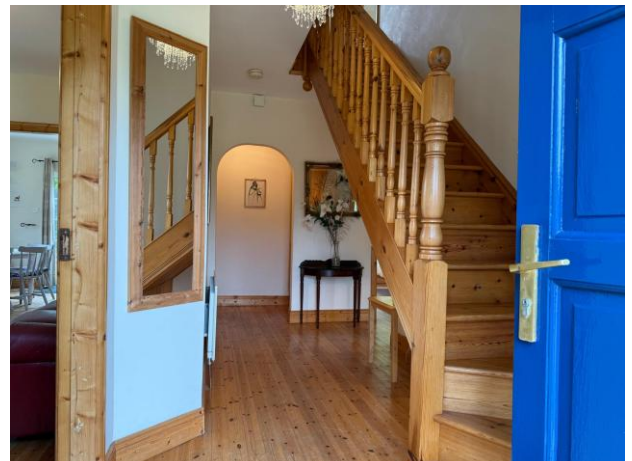
The property boasts a private, south-facing rear garden, ideal for relaxation or entertaining. Sliding doors from the dining room lead onto a sunny patio, with further scope to extend if desired. The garden includes a shed, well-maintained footpath surround, and a cobble lock driveway providing ample parking.

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	6.33m x 2.14m (max)	Tongued and grooved flooring, electrical points. Alcove leading to kitchen/dining room.
<i>Door leading through to</i> Sitting Room	4.31m x 3.77m	Tongued and grooved flooring throughout, feature bay window overlooking front gardens, open fireplace with cast iron insert and timber surround, tv points and electric points, dual aspect with second window overlooking side garden area.
<i>Double glass doors leading to:</i>		
L-Shaped Kitchen/Dining Area	5.66m (max) x 3.66m	Timber flooring, floor and eye level cabinets with fully fitted kitchen, ample worktop space, tiled splashback, double drainer stainless steel sink under window overlooking rear gardens, climate control oil fired central heating system, Zanussi built in oven, Zanussi built in four ring hob under extractor fan, free standing Beko fridge freezer, Beko washing machine and Zanussi dishwasher.
<i>From kitchen, second door leading out to alcove with double press storage & hot-press & corridor leading to bedroom quarters:</i>		
Bedroom 1	3.57m (max) x 3.18m	Timber flooring, feature bay window overlooking front gardens, tv points and electric points.
Family Bathroom	1.98m x 1.79m	Tiled flooring, bath with tile surround and chrome faucet shower head, w.h.b with tiled splashback and lighting overhead, w.c.
Bedroom 2	3.67m x 3.19m	Timber flooring, large window overlooking rear gardens, tv points and electrical points.
<i>Timber staircase leading to:</i>		







ACCOMMODATION

First Floor

Landing Area	1.49m x 1.03m	Hatch to attic overhead.
Bedroom 3	6.58m (max) x 3.20m	Timber flooring throughout, dual aspect with Velux overlooking rear garden and dormer bay window overlooking front garden and common green area, tv points and electrical points.
Shower Room	2m x 1.78m	Timber flooring, enclosed shower with Triton T90xr, w.h.b. with tiled splashback, mirror and lighting overhead and w.c.
Master Bedroom	6.57m x 4.53m	Timber flooring throughout, dual aspect with large Velux overlooking rear garden and dormer bay window overlooking front driveway and common green area. Built in double door close with open shelves and rails, tv points and electrical pints.

Total Floor Area: c. 118 sq.m / 1,270 sq.ft





Features

- Built in 2002
- 4 bedroom / 2 bathrooms
- Extending to c. 118 sq.m
- Quiet cul-de-sac residential development with only 11 properties and large common green areas.

Outside

- Private south facing gardens
- Patio off the sliding doors
- Ample space to extend the residence
- Garden shed
- Front cobble lock driveway
- Footpath surround

Services

- Mains water
- Mains drainage
- OFCH
- Broadband
- Cavity walls insulated in 2016
- Residential contribution for green areas €100 per year

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 NY77



Building Energy Rating (BER): C3 BER No. 109090886
Energy Performance Indicator: 215.98 kWh/m²/yr

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

Sales Agent

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