

# FOR SALE

AMV: Offers in excess of €395,000

File No. d629.CWM



## 4 Sweetbriar, Rosslare Strand, Co. Wexford.

- Located in Rosslare Strand, on the Grange Road and a short 1km walk to the beach.
- Walking distance to all amenities, playground, shops and restaurants.
- 3-Bedroom property offering a ground floor bedroom built in 2002 extending to c. 105 sq.m.
- Accommodation in brief comprises of front entrance hall, sitting room, kitchen / dining room, utility, guest WC, ground floor master bedroom with ensuite. Upstairs there are two further bedrooms and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

# 4 Sweetbriar, Rosslare Strand, Co. Wexford

## Description:

4 Sweetbriar is situated off the Grange Road in Rosslare Strand, a short 1km walk from the blue flag beach. It is 1.4km from Rosslare Golf Club and 1.5km from Kellys Resort Hotel. There is a wide range of amenities on offer including hotels, shops, playgrounds and many sporting amenities from golf to sea angling and various water sport.

This property is positioned in an exceptional location offering privacy and ample carparking spaces. The property is presented to the market in pristine condition. Built in 2002 and superbly maintained by one owner. 4 Sweetbriar is a detached property with great living space and offers 3 bedrooms, including the benefit of a ground floor bedroom and ensuite.

The property has Oil Fired Central Heating and double glazing. There is off street parking and small area to the front. The rear garden is enclosed and offers complete privacy. Internally there is ample light throughout with the benefit of a velux window in the double vaulted entrance hallway. The dining area has direct access through a sliding door to the patio with a sunny aspect.

The small development of only 6 houses offers a perfect location for a holiday home, a second home, weekend retreat or indeed a permanent home.

The accommodation comprises of entrance hall, sitting room, kitchen / dining room, utility, guest WC, ground floor bedroom with ensuite. Upstairs there are two further bedrooms with dual aspect lighting, a family bathroom and a hatch to attic.

Very rarely do properties in such a private location come to market, in particular a property like this in turnkey condition.

Viewings come highly recommended.

To arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. on 053 9144939



## ACCOMODATION

Entrance Hall	5.65 m x 1.82 m	Carpeted flooring, alarm, fuse board, double height vaulted ceiling.
Sitting Room	3.96 m x 3.48 m	Timber laminate flooring, feature open fireplace with a marble tile and timber surround. large window overlooking front driveway TV points electric. Double glass doors leading to the
Dining / kitchen area	6.56 m x 3.42 m	Dining Area: Timber laminate flooring with sliding door to patio.  Kitchen area: lino floor with floor and eye level cabinets with ample counter space with stainless steel sink and drainer, tile splash back, built in Zanussi oven, and built in Zanussi 4 ring hob with extractor an overhead. Zanussi dishwasher. Door leading to
Porch / Utility are	1.88 m x 1.46 m	Lino flooring, space for a fridge freezer, Bosch washing machine, door leading to side pathway to rear garden
Guest WC	1.69 m x 0.87 m	Lino floor WHB with tile splash back and WC
Ground floor bedroom	4.75 m x 2.98 m	Carpeted flooring, large window overlooking front green, ensuite.
Ensuite	1.88 m x 1.49 m	Lino flooring, corner enclosed shower with wall tile surround and glass door. A Triton T90si, WHB with tile splashback, mirror and lighting overhead, WC.
Landing Area	2.53 m x 1.45 m	Carpet flooring, hot press with ample storge space
Bedroom 2	5.25(max) 3.51 m	Tongue and groove flooring dual aspect with windows over looking front garden and window over looking side passage.
Bedroom 3	3.03 m x 5.26 m	Tongue and groove flooring, dual aspect with window overlooking front garden and side passageway and common ground area with ornate trees.
Family Bathroom	3.19 (max) x 2.43 m	Lino flooring, with a bath tile, surround and a triton Aqua Sensation elc shower overhead, WHB with tile splashback and lighting overhead. WC

**Total Floor Area: c. 105 sq. m. / 1,122 sq. ft.**



## Features

- Built in 2002
- 3 bedrooms, 3 bathrooms
- Extending to c.105 sq.m / 1,130 sq.ft.
- Prime sought after location
- Private residential area
- Walking distance to all amenities, Kellys Hotel & Sea Spa and Rosslare Golf Club

## Services

- Mains water
- Mains drainage
- OFCH
- Broadband is available
- Alarm

## Outside

- Cobble lock driveway
- Concrete surround footpath
- Gardens in lawn
- Enclosed rear garden
- Garden shed
- Multiple alfresco dining options following the sun at the rear of the property.

**BER: C3 (210.54 kWh/m<sup>2</sup>/yr)**

**BER Number: 109296046**

**PLEASE NOTE:** Residential contribution of a €100 per annum for grass cutting.

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

**DIRECTIONS:** Eircode Y35 E427









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BER Number: 109296046

**VIEWING:**  
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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

