

# FOR SALE

AMV: €245,000

File No. d209.BF



## 17 St. Helen's Cove, Rosslare, Co. Wexford

- No. 17 St. Helen's Cove is located in a secure gated complex, adjacent to St. Helens Golf Club and only a short stroll from the fabulous sandy beach.
- The property has been recently re-decorated and is presented in excellent condition throughout.
- Brick drive to the front and private enclosed rear garden, perfect outdoor dining or an evening barbeque.
- Quiet cul-de-sac setting overlooking the green space.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

## 17 St. Helen's Cove, Rosslare, Co. Wexford

**Description** No. 17 St. Helen's Cove is located in a secure gated complex, adjacent to St. Helen's Golf Club and only a short stroll from the fabulous sandy beach. The spacious accommodation offers ample living space and two double bedrooms downstairs and a further two double bedrooms upstairs. It has been recently re-decorated and is presented in excellent condition throughout.

No. 17 is nicely positioned at the end of a quiet cul-de-sac over looking the green area with ample visitor carparking close by. Garden to the front with a private drive offering off-street parking. There is a very private enclosed garden to the rear perfect for outdoor dining or an evening barbeque. Outside the common areas are attractively landscaped and well maintained. Residents of St. Helen's Cove have the use of the playground and tennis courts in the adjoining St. Helen's Village Development. If you are searching for a holiday home or permanent home in a coastal location in the Sunny South East this is an opportunity not to be missed.

For further information and viewing arrangement contact Wexford Auctioneers Kehoe & Associates 053-9144939.



## **ACCOMMODATION**

Entrance Hallway	7.42m x 1.16m	With tiled floor.
Sitting Room	5.09m x 3.84m	With tiled floor, feature open fireplace, open plan to:
Kitchen	5.67m x 3.24m	With built in floor and eye level units, part tiled walls and tiled floor. Provision for hob, oven, extractor and plumbing for dishwasher.
Utility Room	1.92m x 2.28m	With hotpress with dual immersion, worktop, plumbing for washing machine, tiled floor and door to outside.
Bedroom 3	3.10m x 3.06m	With tiled floor.
Shower Room	2.38m x 1.56m	Tiled shower stall with power shower, w.c., w.h.b. and tiled floor.
Bedroom 4	2.57m x 2.67m	With tiled floor.
<b>First Floor</b>		
Bedroom 1	5.65m x 3.27m	With timber flooring and Jack and Jill door to bathroom.
Bathroom	2.18m x 1.72m	With tiled floor, bath with shower mixer taps and electric shower over, w.c., w.h.b. and part tiled walls.
Bedroom 2	5.62m x 2.55m	With timber flooring.

**Floor Area c 107.52 sq.m./c. 1,157 sq.ft.**





## Features

- Secure gated complex.
- Excellent condition.
- Walking distance to beach.
- Ample communal space.

## Outside

- Mains water.
- Mains electricity.
- Communal treatment plant.
- Electric storage heating

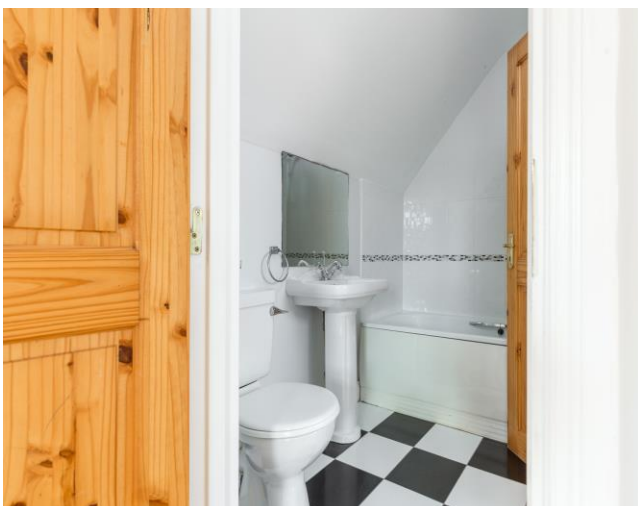
## Services

- Private enclosed garden to the rear.
- Front garden & driveway.
- Nicely positioned overlooking green area.

**NOTE:** Service Charge €1,000 per annum. Includes maintenance and insurance of the common areas, grass cutting of front gardens, maintenance of electric gates, periodical painting of the exterior of houses, St. Helen's Plus water treatment charges, use of refuse bins, tennis courts and playground in St. Helen's Village.

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

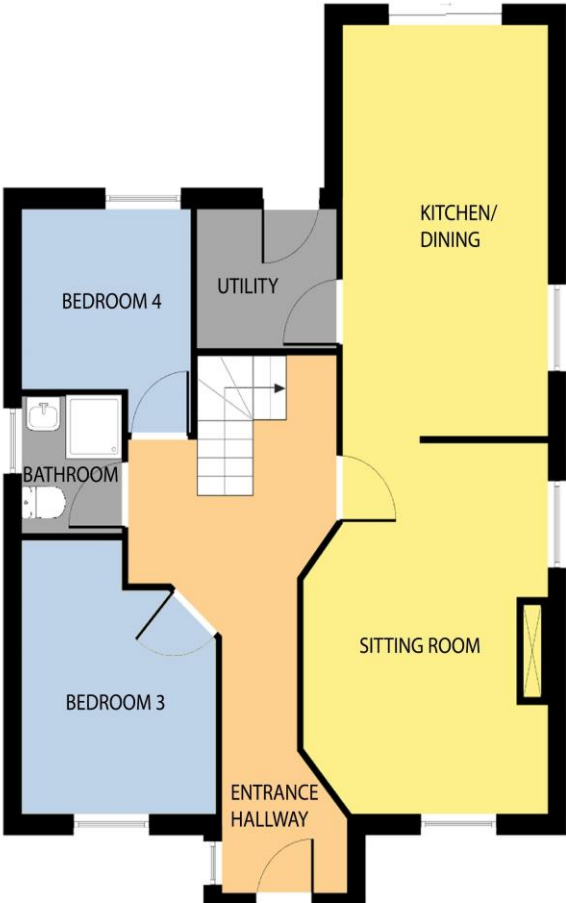
**DIRECTIONS:** Proceed in the direction of Rosslare Harbour until you come to Kilrane Village. Take the second turn right in the village passing Kilrane Primary School on your right-hand side. Proceed down here for approximately 2km until you come to a four-crossroads where the main road turns to the right. Continue straight ahead at this 4-way junction, and St. Helen's Cove is the gated development at the end of the road. Proceed into St. Helen's Cove keep right after the green area and No. 17 is on the left hand side. For Sale Sign. **Eircode Y35PD65**



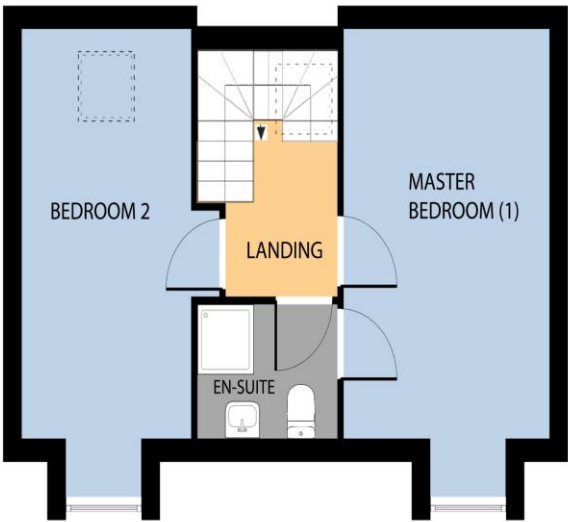




GROUND FLOOR



FIRST 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.





**Building Energy Rating (BER): D1      BER No. 112732979**  
**Energy Performance Indicator: 225.65      kWh/m<sup>2</sup>/yr**

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

**Kehoe & Assoc.,**

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Wexford

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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