

For Sale

Asking Price: €530,000

**Sherry
FitzGerald**
O'Leary Kinsella



Churchtown, Kilrane,
Rosslare, Co. Wexford

BER A2

sherryfitz.ie



Two architecturally designed four bedroom detached properties situated in a very popular location in Kilrane, approximately 4 minutes from Rosslare Harbour.

This newly built property offers a modern and stylish living space, perfect for a growing family or those looking for a touch of luxury. The house spans 166 sq. m and is finished to the highest standard, with quality fixtures and fittings throughout. The open-plan layout creates a bright and airy atmosphere, with large windows allowing natural light to flood the living areas. The large kitchen/dining area is open plan into the living room space while there is also one of the bedrooms on the ground floor. Upstairs, the bedrooms are generously sized and offer plenty of room for relaxation. The master bedroom features a en-suite bathroom and walk in wardrobe.

Outside, the gardens will be landscaped making it ideal for outdoor entertaining or simply enjoying a peaceful retreat.

With its convenient location close to Rosslare Harbour, making it ideal for bus, rail and ferry transport link links, this property offers the perfect blend of comfort and convenience. Rosslare Strand is also approximately a 5 minute drive with a host of amenities including Kellys Hotel, restaurants, pubs, shops and also most importantly a beach.

Don't miss out on the opportunity to make this exceptional house your new home. Contact us today to arrange a viewing.



Accommodation

Entrance Hall

Kitchen/Dining/Living Room 7.10 (23'4")m x 6.27 (20'7")m at widest points:

Utility Room 3.75m x 1.85m (12'4" x 6'1"):

Bedroom 4 3.75m x 3.00m (12'4" x 9'10"):

Office/Study 2.87m x 2.60m (9'5" x 8'6"):

W.C. 1.40m x 2.25m (4'7" x 7'5"):

First Floor

Landing

Master Bedroom 3.15m x 3.60m (10'4" x 11'10"):

En-Suite 1.80m x 2.30m (5'11" x 7'7"):

Walk in wardrobe 1.80m x 1.20m (5'11" x 3'11"):

Bedroom 2 4.08m x 3.35m (13'5" x 11'):

Bedroom 3 3.75m x 3.07m (12'4" x 10'1"):

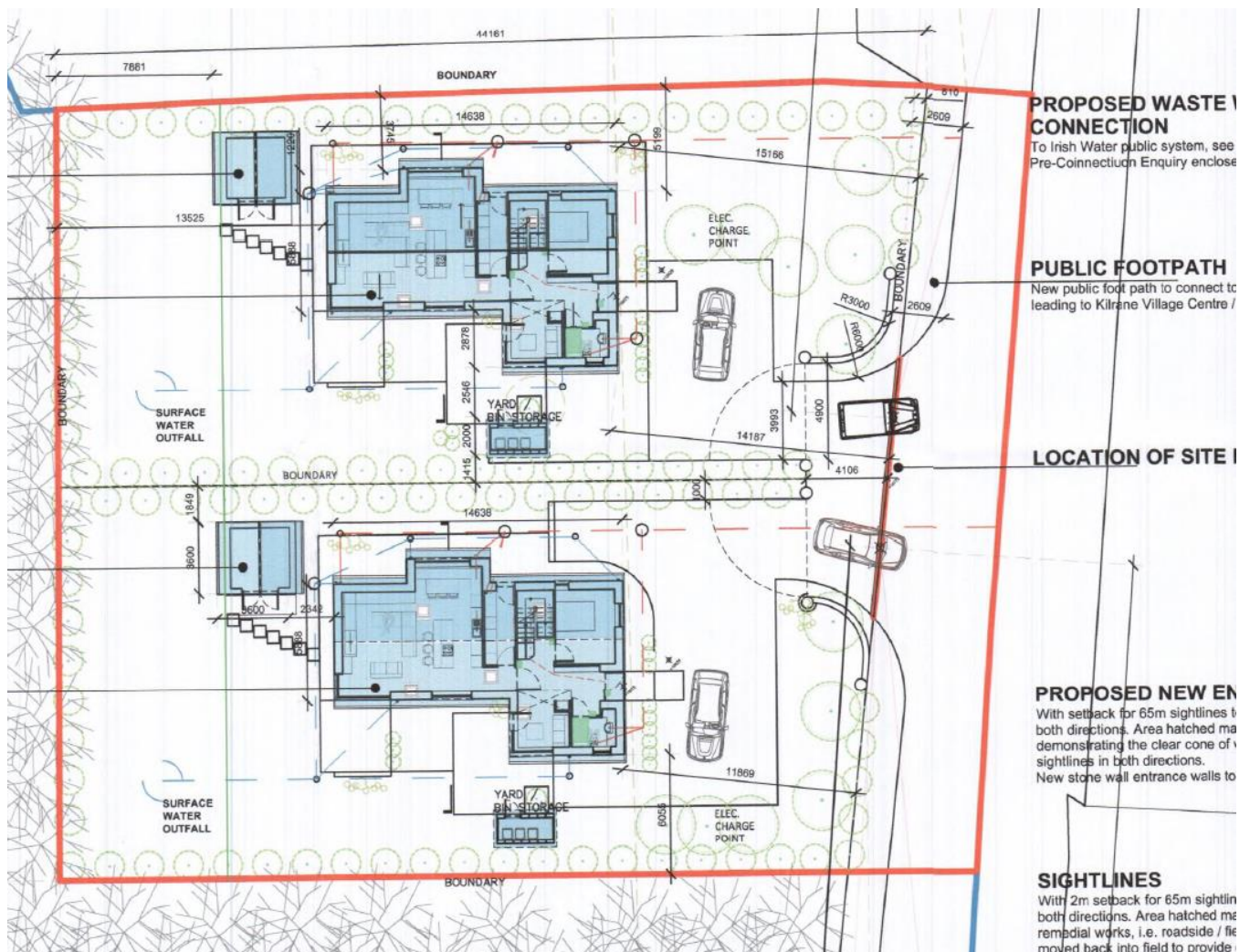
Bathroom 3.75m x 1.60m (12'4" x 5'3"):

Directions

Located next door to the house Eircode Y35W2D7

Special Features & Services

- Sought after location, minutes from Rosslare Harbour and Rosslare strand.
- A2 Rated houses.
- High U-value A rated double glazed windows.
- Highly insulated air tight house
- Very low energy consumption.
- Air to water heating system with energy efficient radiators.
- Heating stat points on ground and first floor.
- Fitted kitchen or allowance of €5000.
- High quality sanitary ware.
- Bathrooms, W.C. and ensuite floor tiled and splashbacks to top of shower door (white tile) or allowance of €3000.
- Shower doors and screens included.
- Landscaped gardens.
- Fibre broadband available in the area.
- CAT 5 points in main rooms.
- Fully painted white internally.
- Nap plaster finish externally for ease of maintenance.
- French doors to rear garden.
- Generous electrical outlets installed throughout the dwelling.
- Outside tap.
- White electrical points.
- Contemporary internal doors, skirting and architraves fitted throughout with a white gloss finish to woodwork.
- Concrete post and panels between rear gardens.



PROPOSED WASTE CONNECTION
To Irish Water public system, see Pre-Connection Enquiry enclosure

PUBLIC FOOTPATH
New public foot path to connect to leading to Kilrane Village Centre /

LOCATION OF SITE 1

PROPOSED NEW EN
With setback for 65m sightlines to both directions. Area hatched demonstrating the clear cone of sightlines in both directions. New stone wall entrance walls to

SIGHTLINES
With 2m setback for 65m sightlines both directions. Area hatched demonstrating the clear cone of sightlines in both directions. Area hatched demonstrating remedial works, i.e. roadside / field moved back into field to provide



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SOLICITOR

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