

FOR SALE - ONLINE AUCTION

Thursday 19th May, 2022 at 12 noon

AMV: €495,000

File No. 9020.CM



‘Tory Cottage’, Strand Road, Rosslare Strand, Co. Wexford

You are required to register to bid for this auction, if you wish to register to bid log onto [Kehoeproperty.com](https://www.kehoeproperty.com)

- A stunning detached property, adjacent to the beach at Rosslare Strand.
- Spacious living areas and 4 bedrooms (3 en-suite)
- A much sought-after location between Kelly’s Resort Hotel & Rosslare Golf Club.
- Property in exceptional condition – ready for immediate occupation
- Multiple al-fresco dining areas.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales@kehoeproperty.com



**Kehoe
& ASSOC.**

‘Tory Cottage’, Strand Road, Rosslare Strand, Co. Wexford

‘Tory Cottage’ is situated on the Strand Road in Rosslare Strand, adjacent to a ‘blue-flag’ beach. It is 600m from Kelly’s Hotel and 400m from Rosslare Golf Club. There are a large host of amenities on offer including; hotel, restaurants, shops, playground and many sporting amenities from golf to sea angling and various water sports. This property is positioned in an exceptional location.

Presented in pristine condition, ‘Tory Cottage’ offers flexible accommodation with good living space and 4 bedrooms (3 en-suite) . the property has the benefit of OFCH and double glazing. There are automated gates leading to extensive gravelled parking area, which is enclosed and offers complete privacy to the house. Internally there is a great feeling of light, space and extra height on the ceilings. There are French doors leading from the living area directly onto a large decking which is south-westerly facing and ideal for the evening sun. This area includes a built-in and covered barbeque area. The site is landscaped and presented in a very low maintenance way. ‘Tory Cottage’ is a perfect holiday home, second home, weekend retreat or indeed a permanent home. The home office allows the possibility for someone to work remotely, while only being a few steps away. Please note the automated gates and heating system are connected to an app and can be remotely activated from your phone.

Very rarely do properties in this location come for sale and in particular one that is in turn-key condition. Viewing comes highly recommended. To arrange a suitable viewing time contact Wexford Auctioneers Kehoe & Assoc. at 053 9144393.

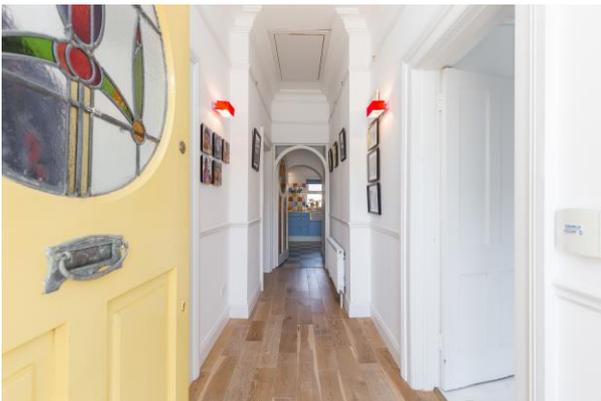


ACCOMMODATION

Storm Porch

Entrance Hallway	5.05m x 1.51m	Timber floor covering, alarm panel, vaulted ceiling.
Kitchen	4.43m x 3.10m (ave.)	With extensive fitted kitchen, integrated double oven, 5-ring gas hob, extractor fan & Belfast sink. Whirlpool dishwasher, tiled splashback. Walk-in pantry with extensive shelving.
Living Room/Dining Area	6.23m x 5.40m	Vaulted ceiling, feature wood burning stove & brick surround. Solid timber floor, French doors leading to extensive decking area.
Utility Room	3.24m x 2.64m	With fitted wall units, stainless steel sink unit, plumbed for washing machine & dryer. Note: measurements includes; guest w.c. & w.h.b. Door from utility to outside.
Bedroom 1	4.34m x 4.59m (Into bay)	Solid timber floor, ceiling coving & centre piece, fitted wardrobe.
En-suite	2.30m x 1.75m	With w.c, w.h.b, shower stall with rainwater shower. Tiled shower stall and wall.
Bedroom 2	4.40m x 5.57m (Into bay)	Solid timber floor, extensive wardrobes, ceiling coving and centre piece.
En-suite Bathroom	2.50m x 2.48m	With w.c, w.h.b., bath and rainwater shower above. Tiled splashback and wall.
Bedroom 3	4.55m x 3.14m	With solid timber floor, fitted wardrobes, ceiling coving & centre piece.
En-suite	2.70m (max) x 1.85m.	With w.c., w.h.b., shower stall with rainwater shower. Tiled wall and shower.
Bedroom 4/Study	3.34m x 2.58m	With timber floor, ceiling coving & centre piece. Sliding door to decking and barbeque area.
Exterior Home Office W.C.	3.94m x 3.53m 2.03m x 1.23m	With timber floor, fitted wall unit with sink incorporated.

Total Floor Area: c. 162 sq.m. / 1,744 sq.ft. (this includes the home office)





Features

- Adjacent to beach
- Walking distance to all amenities
- 5 minutes walk to Kelly's Hotel & Sea Spa
- 5 minutes walk to Rosslare Golf Club
- Prime sought-after location
- Property in exceptional condition.
- Automated gates and heating.
- 4 bedrooms (3 en-suite)
- Private site
- Multiple options for al-fresco dining.
- A few minutes walk to playground, shop, restaurants, etc.

Outside

- Extensive parking area
- Home office
- Large decking area
- Steel shed
- Electric gates
- Pedestrian gate
- Built-in barbeque area
- Side access

Services

- Mains water
- Mains drainage
- OFCH
- Double glazing



LEGAL: Catherine O'Connor, O'Connor Mullen Solicitors, 1 Glana Terrace, Spawell Road, Wexford. **Tel:** 053 9198555. **Email:** info@oconnormullen.ie

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: In Rosslare Strand proceed along the Strand Road passing Kelly's Resort Hotel & Sea Spa on the right-hand side. Continue for approximately 600m and the property for sale is on the right-hand side (For Auction board). **Eircode:** Y35 DE02



Home Office / Studio





GROUND 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.

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Building Energy Rating (BER): C3 BER No.: 105147979
Energy Performance Indicator: 200.13 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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. PRSA No. 002141