

FOR SALE

AMV: €229,000 (Fully Furnished)

File No. c714.BF



25 Thorndale, Rosslare Harbour Co. Wexford

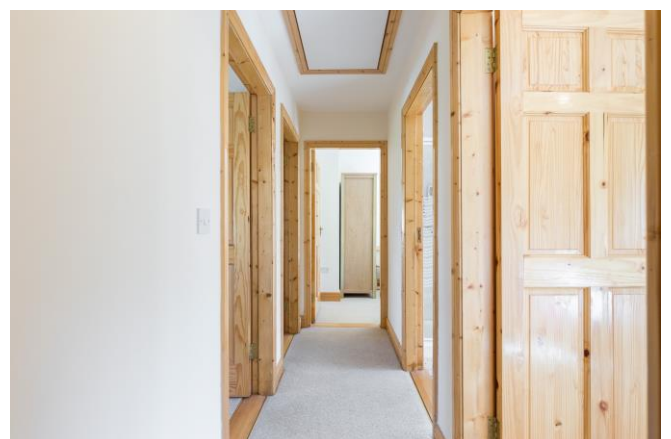
- Conveniently located four bedroomed detached family home enjoys an excellent location in the village of Rosslare Harbour.
- Only minutes' from all amenities such as church, supermarket, pharmacy, medical centre, etc
- Acc. Briefly comprises of: entrance porch, entrance hallway, sitting room, open plan kitchen/dining/living room, toilet, 4 bedrooms (1 ensuite) and bathroom
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

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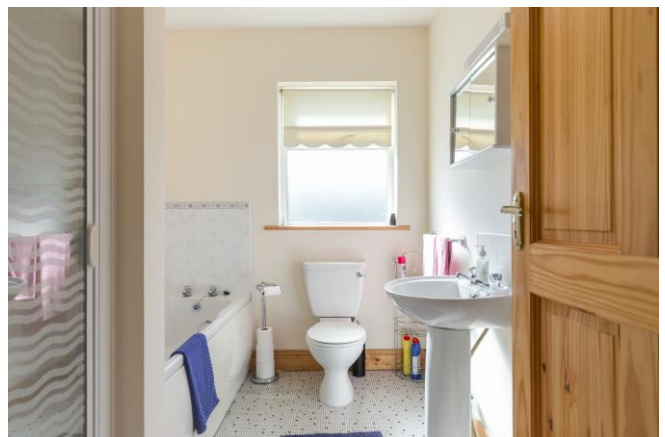
This conveniently located four bedroomed detached family home enjoys an excellent location in the village of Rosslare Harbour. It is literally 5 minutes' walk from amenities such as church, supermarket, pharmacy, medical centre, etc. A 10 minute' walk will take you to the Rosslare Euro Port with daily sailings to the UK and Mainland Europe. There are multiple train and bus connections to Wexford and in turn Dublin. The local primary school is less than a 15 minutes' walk from the property and there are secondary school bus services from the village. This spacious family home offers superb family accommodation with large open plan kitchen/dining/family room, separate sitting room, 4 well-proportioned bedrooms and a useful attic storage room. The property is presented to the market in excellent condition and is offered for sale fully furnished ready for immediate occupation. Outside there is a brick drive and garden to the front. Enclosed rear garden with sunny aspect, low maintenance gravel finish, paved patio area and side access. Given its proximity to the coastline, coastal walks, dunes and the nearby St. Helens Beach it also has potential as a holiday home or weekend retreat. Early viewing of this superb family home comes highly recommended. For further details and appointment to view contact Wexford Auctioneers Kehoe & Associates 053 9144393.



ACCOMMODATION

Entrance Porch	1.75m x 0.70m	
Entrance Hallway	6.03m x 2.09m	With understairs storage press and hotpress with dual immersion.
Sitting Room	4.98m x 3.77m	With ope.
Open Plan Kitchen/ Dining Room/ Living Room	8.00m x 4.97m	With excellent range of built-in floor and eye-level units, electric cooker, extractor, washing machine, dishwasher, fridge/freezer, breakfast bar, part-tiled walls, laminate floor and French doors to rear garden.
Toilet	2.09m x 1.57m	With w.c and w.h.b
First Floor		
Bedroom 2	3.76m x 2.31m	
Bedroom 1	3.66m x 2.77m	With shower room ensuite.
Ensuite	2.00m x 1.30m	Tiled shower stall with electric shower, w.c. and w.h.b
Bedroom 4	2.38m x 3.27m	
Bathroom	2.57m x 1.98m	Tiled shower stall with power shower, bath, w.c, w.h.b and part-tiled walls.
Bedroom 3	2.57m x 2.59m	

Total Floor Area: c. 109.91 sq.m / c. 1,183 sq.ft



FEATURES

- Convenient village centre location.
- Walking distance to shops, church, pharmacy, medical centre, etc.
- Regular bus and train services
- Close to St Helen's Beach
- Accessible to primary and secondary schools

OUTSIDE

- Front garden with brick drive
- Enclosed rear garden with sunny aspect
- Low maintenance finish
- Paved patio area

SERVICES

- Mains water
- Mains electricity
- Mains drainage
- OFCH

PLEASE NOTE: The property is offered for sale including carpets, curtains, blinds, light fittings, electric cooker, extractor, washing machine, dishwasher, fridge/freezer and furniture.

DIRECTIONS: On entering Rosslare Harbour take the right turn immediately after the Euro Lodge and before the Church. Take the second left into Thorndale and No. 25 is located on the left-hand side (For Sale Sign) Eircode Y35NH98



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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FIRST FLOOR



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Building Energy Rating (BER): C3 **BER No. 113850713**
Energy Performance Indicator: 203.77 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