

For Sale

By online auction

AMV: €650,000

Sherry
FitzGerald
O'Leary Kinsella



7 Grange Lough,
Rosslare Strand,
Co. Wexford.

Y35 FE00

BER A1

sherryfitz.ie



ONLINE AUCTION 26TH JUNE.

A brand new A1 rated passive house with motorized lift, built to the highest standards by the well known firm Michael Bennett & Sons.

This new house represents exciting times and a progressive move forward in the provision of low energy homes.

The houses will provide, you, the buyer, with a choice of what way you wish to live, a viable option for buyers who prioritise reduced running costs and financial outlay.

Accommodation extends to 194 sq mts approx. comprising entrance hall, sitting room, kitchen/dining room, utility room, wc, bedroom/playroom/study three bedrooms, one ensuite, drying room and one bathroom. Gardens to front and rear.

Why buy a house that you'll need to heat, when a Passive House keeps you warm naturally.

Comfort levels are delivered by insuring a constant internal air temperature 20c (temperature can be adjusted) throughout the dwelling over a full 24 hour period each day.





The Benefits

House built to a passive house standard of very high thermal efficiency, quality of build, high comfort levels, and very low running costs.

100% air change (air filtered in and out) in the property every 3 hours. (8 times per day).

The is constructed to fully Certified Passive House standards (PHI slow to certify). This home has an A1 Ber Rating.

Optional Extra: Furnished Interior Turn key Package
House staged and fully furnished with furniture & accessories within 3 weeks of closing sal eby our interior design specialist. House designer Tony Noctor 0860674349, Bolands Gorey.

Located in a sought after development within walking distance of Rosslare Strand and a beach.

For more information about this exciting new home call us today



Accommodation

Ground Floor

Entrance Hallway 5.70m x 3.70m (18'8" x 12'2") at widest point:

Tile flooring

Sitting Room 4.90m x 4.61m (16'1" x 15'1"):

Timber effect flooring, French doors to rear patio.

Kitchen/Dining Room 4.25m x 5.50m (13'11" x 18'1"):

tile flooring, fitted kitchen units with island and breakfast bar, V-Zug electric double oven, electric hob with downdraft extractor, integrated Bosch dishwasher, wine cooler, double doors to rear patio, recessed lighting, integrated fridge freezer, Quooker hot water tap, 3 high counter stools, French doors to rear patio.

Utility Room 3.65m x 2.14m (12' x 7'):

tile flooring, fitted storage units, Miele washing machine, ventilation and heat pump system.

Guest W.C. 2.00m x 1.46m (6'7" x 4'9"):

tile flooring and walls, shower, WC, wash hand basin, backlight mirror

Bedroom 1/Study/Office 3.63m x 5.10m (11'11" x 16'9"):

Timber effect flooring.

First Floor

Landing 5.70m x 3.72m (18'8" x 12'3") at widest point:

Timber effect flooring.

Bedroom 2 4.90m x 4.63m (16'1" x 15'2") at widest point:

Timber effect flooring.

En-Suite 3.24m x 1.07m (10'8" x 3'6"):

tile flooring and walls, shower, WC, wash hand basin

Bedroom 3 3.13m x 5.52m (10'3" x 18'1"):

Timber effect flooring

Drying Room/Hot Press

Main Bathroom 3.08m x 3.10m (10'1" x 10'2"):

tile flooring and walls, shower, WC, wash hand basin, heater, brass fittings.

Master Bedroom 3.53m x 5.10m (11'7" x 16'9") at widest point:

Timber effect flooring.

En-Suite 1.63m x 2.67m, (5'4" x 8'9"),):

tile flooring and walls, shower, WC, wash hand basin, backlight mirror.

Walk in wardrobe

Fully fitted





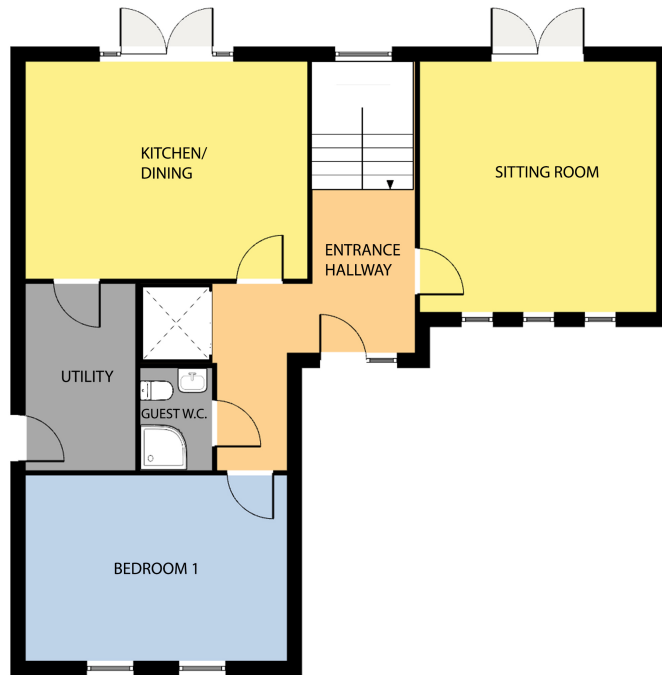
Special Features & Services

- Fully BER A1 rated passive house certification.
- NZEB compliant.
- Wheelchair accessible Lift (not a stairlift) for a standard wheelchair.
- All rooms wheelchair accessible with wheelchair entrance ramp at front door.
- Photovoltaic panels, on the roof generating electricity.
- Wired for car charger facility (grant available for charger from SEAI).
- Triple glazing windows and doors. (passive certified).
- Design temperature 19-22'c.
- Very low energy consumption.
- Highly insulated air tight house.
- Mechanical heat recovery ventilation unit (MHRV).
- Supplementary heat provided.
- Ventilation mechanically controlled and filtered air ventilation system, with air changes every 3 hours, eight times per 24 hours.
- Broadband fibre available in the area.
- Light fittings supplied and fitted.
- Brush stainless sockets.
- Granite patio front and back.
- Utility room fully fitted with appliances.
- Drying room (former hot press) on the 1st floor.
- Pressurized house water storage outside.
- Water softening unit.
- Stairs carpeted 20 year warranty.
- Homebond 10 year latent Defects insurance.

Property Finish

- Stainless steel and glass weather shelter over front door.
- Outside light
- Fitted dressing room
- Shower enclosures fully tiled.
- Astro turf gardens.
- Completely floored throughout.
- Fully fitted kitchen with high spec appliance inc Liebherr Fridge Freezer, Bosch dishwasher, Miele Washing Machine, Quooker hot water tap. Hoover wine cooler.
- Operations manual detailing all trades and the workings of the house.
- USB ports in all main rooms
- Internal heat gains.
- Oak stairs with glass feature.

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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Directions

From Rosslare strand, follow the R740 by Gastro Pub and follow the road around to the right. Entrance to estate on the left hand side after a short distance.

FIRST FLOOR



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