

FOR SALE BY ONLINE AUCTION

Thursday 14th August, 2025 at 2pm

**Curlew Cottage, The Burrow,
Rosslare Strand, Co. Wexford.**

AMV €295,000

D853



To make an offer at the Online Auction – any interested party must register in advance to bid. Please log onto kehoeproperty.com and click the OFFER button within the listing of Curlew Cottage, The Burrow, Rosslare Strand, Co. Wexford.

A Rare Opportunity in a Premier Coastal Location

- **Nestled in the heart of The Burrow, Curlew Cottage is a hidden gem set on an exceptionally private site of just over an acre.**
- **While the cottage is in need of complete refurbishment, it presents a rare opportunity to reimagine and create a bespoke home in one of Wexford's most sought-after seaside settings.**



**Kehoe
& ASSOC.**



Curlew Cottage, The Burrow, Rosslare Strand, Co. Wexford.

A Rare Opportunity in a Premier Coastal Location

Nestled in the heart of The Burrow, Curlew Cottage is a hidden gem set on an exceptionally private site of just over an acre, with mature natural boundaries offering complete seclusion. Tucked beside the 5th tee of the renowned Rosslare Golf Course and just 250 metres from the stunning coastal walk around Rosslare Point, this is a little slice of heaven for nature lovers and outdoor enthusiasts alike.

While the cottage is in need of complete refurbishment, it presents a rare opportunity to reimagine and create a bespoke home in one of Wexford's most sought-after seaside settings. The generous site offers immense potential for redevelopment and extension, allowing you to design your dream home by the sea.

Rosslare Strand is Wexford's premier holiday destination, boasting an array of amenities including the Rosslare Golf Club and Links Course, Community and Sports Centre, tennis courts, hotels, shops, restaurants, pubs, a post office, medical centre, pharmacy, and convenient bus and rail links.

Whether as a full-time residence or a coastal retreat, Curlew Cottage offers a unique blend of tranquillity, potential, and location – the perfect canvas to create something truly special.

For further information and appointment to view, contact the sole selling agents. Kehoe & Assoc. at 053-9144393.

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ACCOMMODATION

Entrance Porch	2.07m x 1.87m	
Sitting Room	4.03m x 2.78m	With open fireplace and door to bedroom.
Dining Room	2.83m x 3.99m	With Stanley solid fuel cooker, hoptress and door to:
Bedroom 2	2.76m x 4.01m	
Inner Hallway	2.15m x 0.95m	
Shower Room	2.55m x 2.11m	Fully tiled, shower stall with electric shower, w.c. and w.h.b.
Bathroom	2.03m x 1.84m	Bath and w.h.b.
Kitchen	4.86m x 6.84m (max)	With built-in floor and eye level units, tiled floor, gas cooker, plumbing for washing machine, plumbing for dishwasher, oven and door to outside.
Bedroom 1	2.57m x 5.16m	

Total Floor Area: c. 88.25 sq.m. (c. 949 sq.ft.)



Services

- Mains water
- Mains electricity
- Septic tank drainage

VIEWING: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

LEGAL: Helen Doyle, Doyle O'Hanlon Solicitors LLP, 7 Glenna Terrace, Spawell Road, Wexford Y35 CD61

DIRECTIONS: Eircode Y35PH60 - Follow the For Sale Signs.





Building Energy Rating (BER): G BER No. 118605633

Energy Performance Indicator: 877.37 kWh/m²/yr

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

Selling Agent: Bernie Farrell

Contact No: 0872501492

Email: bernie@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

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

