

FOR SALE

AMV: €485,000

File No. c588.CM



No. 5 Glor na Mara, Rosslare Strand, Co. Wexford

- An excellent 4 bed detached home extending to c. 198 sq.m. / 2,131 sq.ft.
- Within easy walking distance of a renowned 'Blue Flag' beach and all other amenities including Kelly's Resort Hotel & Sea Spa.
- Architect designed with spacious, light-filled accommodation.
- Gardens in lawn, patio area and cobblelock driveway.
- Acc: entrance hallway, guest w.c., sitting room, kitchen/ living/dining room, utility room, 4 bedrooms (master en-suite), family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**



Situated within walking distance of a wonderful 'Blue Flag' beach, this property must be viewed. The sale of No. 5 Glor na Mara represents an ideal opportunity to acquire a substantial detached 4 bed home extending to c. 198 sq.m. / 2,131 sq.ft. All amenities are close by including a host of seaside activities, fishing, golfing, surfing, etc. It would be an ideal holiday home, second home or indeed a permanent home. Rosslare Strand is widely considered to be Ireland's premier holiday resort and with the most recent improvements in the M11 Motorway, it brings Rosslare only about 25 minutes' drive from the motorway and approximately 1 hour and 30 minutes' drive from South County Dublin. Glor na Mara is a very well presented development, well maintained with an active management company. Internally the accommodation is spacious and light-filled. To the rear there is an enclosed garden laid out in lawn with a large patio area. To the front there is a cobblelock driveway offering off street parking.

To arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. at 053 9144393.





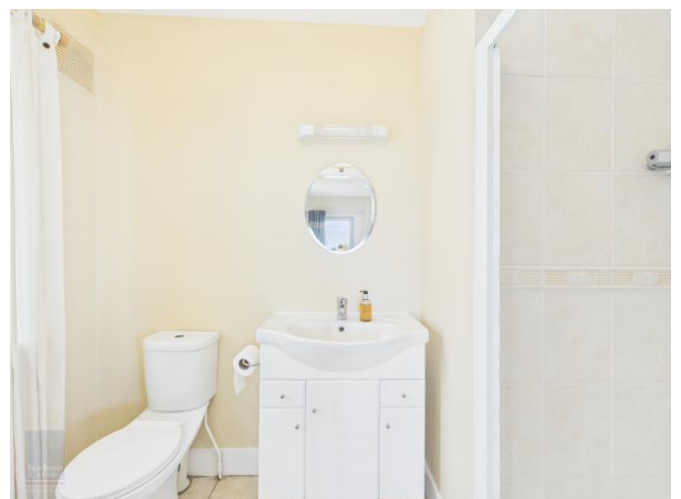
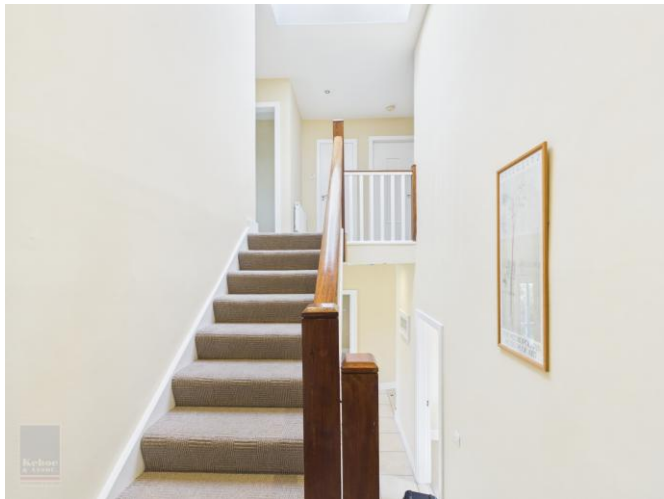


ACCOMMODATION

Ground Floor

Entrance Hallway	4.92m x 2.97m (max)	With tiled floor. Lobby leading to:
Guest W.C.	2.08m x 1.64m	With w.c., w.h.b. and tiled floor. Recessed ceiling spotlights.
Sitting Room	4.65m x 6.07m (max)	With feature fireplace, timber surround and marble tiled hearth, gas fire inset. Recessed ceiling spotlights.
Hallway	5.18m x 1.81m	With storage beneath stairs. Large sliding 'pocket door' leading to:
Kitchen/Living/Dining Room	9.00m x 4.26m (max)	With fitted kitchen, wall and floor units, integrated appliances including fridge freezer, oven, 4-ring gas hob, extractor fan and integrated dishwasher. Tiled floor & splashback, recessed ceiling spotlights, bay window in dining area. Sliding door from living area to rear garden and cobblelock patio area.
Utility Room	2.74m x 2.61m	Fitted wall and floor units, stainless steel sink unit, gas burner, tiled floor and door to outside.
<i>Stairs to first floor</i>		
Landing Area	2.96m x 3.96m (ave)	
Master Bedroom	5.45m x 4.51m (incl. En-suite)	Extensive fitted wardrobes in bedroom. En-suite – w.c., built-in vanity unit/w.h.b., shower stall with mains power shower, tiled floor and shower stall.
Bedroom 2	4.83m x 3.37m	With fitted wardrobes. Recessed ceiling spotlights.
Bedroom 3	4.37m (max)x 4.19m	With fitted wardrobes. Recessed ceiling spotlights.
Bedroom 4	2.85m x 3.84m	With fitted wardrobes.
Family Bathroom	3.21m x 2.32m	W.C., w.h.b., bath with shower connection above. Separate shower stall with mains power shower. Tiled floor, half-wall and shower stall. Heated towel rail.

Total Floor Area: c. 198 sq. m. (c. 2,131 sq. ft.)







FEATURES

- Gas fired central heating.
- Walking distance to 'Blue Flag' beach.
- Extensive 4 bed detached home.
- Walking distance to all amenities.

OUTSIDE

- Parking to front.
- Large garden in lawn.
- Cobblelock patio area to rear.
- Cobblelock driveway to front.

SERVICES

- Mains water.
- Mains drainage.
- ESB.
- Telephone

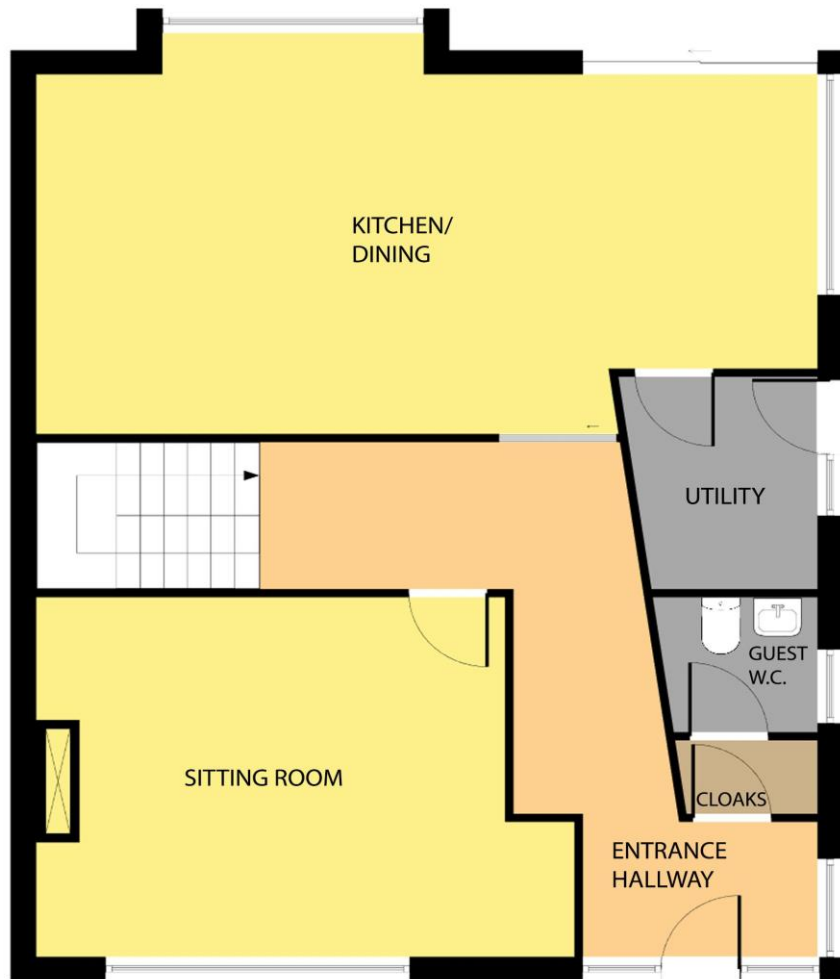
PLEASE NOTE: The annual residents fee is €600. This includes maintenance of common areas and refuse.

DIRECTIONS: In Rosslare proceed along the beach road passing Kelly's Hotel on the right hand side. Continue past Coast Hotel on the left and take the next left turn up Grange Road. Proceed along here for approximately 350m and the entrance to Glor na Mara is on your left hand side. Proceed into Glor na Mara and the property for sale is on the left – No. 5 (For Sale sign). **Eircode: Y35 XP64**





GROUND FLOOR



FIRST FLOOR



Building Energy Rating (BER): C2 BER No. 113262802
Energy Performance Indicator: 188.28 kWh/m²/yr

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

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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



