

FOR SALE

AMV: €182,500

File No. c532CM



71 Portside, Rosslare Harbour, Co. Wexford

- Excellent 3 bed family home extending to c. 108 sq. m. (c. 1,163 sq. ft.)
- Within walking distance of all amenities including SuperValu Supermarket, pharmacy, Bank of Ireland, church, & Rosslare Euro Port.
- Mature sunny garden with many plants, shrubs and trees.
- Accommodation briefly comprises; entrance hallway, Guest, w.c., sitting room, kitchen/dining room, 3 bedrooms (master en-suite), family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only.

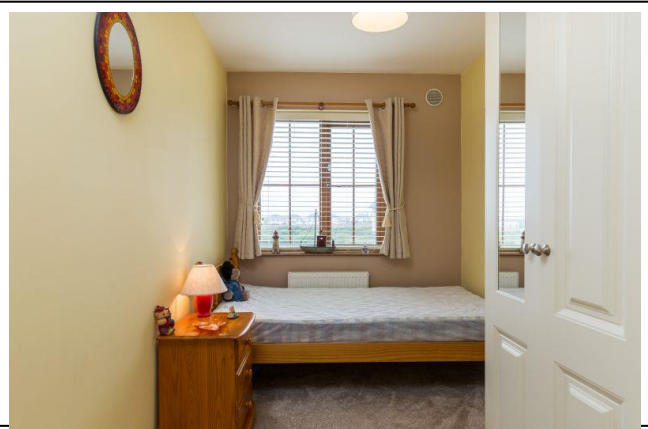
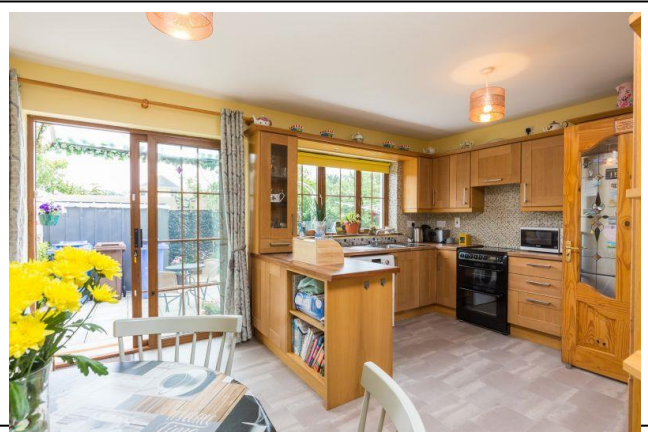
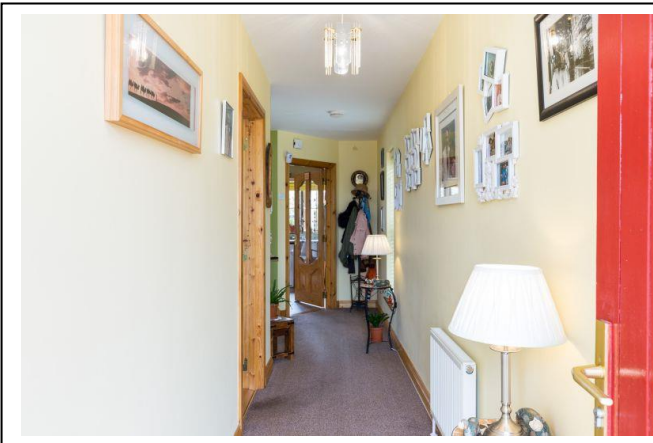


**Kehoe
& ASSOC.**

71 Portside, Rosslare Harbour, Co. Wexford

This is modern 3 bed semi-detached home, located in a small private development known as 'Portside' in Rosslare Harbour. No. 71 Portside is within walking distance of all amenities including SuperValu Supermarket, pharmacy, Bank of Ireland, church, etc. It is also convenient to an excellent primary school. The property is presented in excellent condition throughout. To the rear of the property there is a delightfully mature garden, with garden shed, complete with plumbing/wiring for clothes dryer. Internally there is an excellent sense of space with three generous sized bedrooms. There is a large en-suite and also family bathroom. All this is within walking distance of the Euro Port at Rosslare Harbour with daily ferries to the UK and Europe. This is a wonderful family home which has been lovingly maintained since new. We highly recommend viewing.

To arrange a suitable viewing time contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



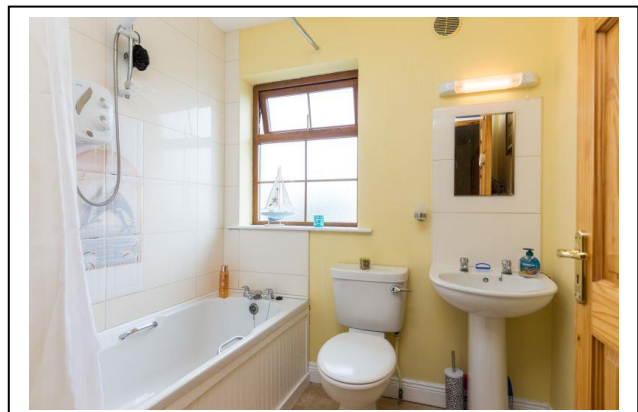
ACCOMMODATION

Entrance Hallway	7.10m x 1.56m	With storage under stairs.
Guest W.C.	1.78m x 1.52m	With w.c. and w.h.b. Tiled splashback.
Sitting Room	5.02m (max) x 4.06m	With feature fireplace, timber surround and polished granite inset & hearth. Bay window, t.v. point.
Kitchen/Dining Room	5.23m x 3.81m	Extensive fitted kitchen, wall and floor units, stainless steel sink unit with double drainer, plumbing for washing machine. Tiled splashback. Sliding door to large patio area and rear garden.

Timber stairs to first floor

Spacious Landing	3.44m x 2.67m	Large hotpress with dual immersion water heater and fitted shelving. Folding Stira stairs to storage in attic.
Master Bedroom Suite	5.31m x 3.72m	Extensive fitted wardrobes and fitted radiator cabinet. Including En-suite – with w.c., w.h.b., shower stall with Triton power shower, tiled shower stall and splashback.
Bedroom 2	4.04m x 3.01m	With fitted wardrobes.
Bedroom 3	4.09m (max) x 2.10m	With fitted wardrobes.
Family Bathroom	2.06m x 1.93m	W.C., w.h.b., bath with Triton pumped sower above. Tiled surround.

Total Floor Area: c. 108 sq. m. (c. 1,163 sq. ft.)



FEATURES

- Property in excellent condition.
- Walking distance to all amenities.
- Walking distance to SuperValu Supermarket, pharmacy and Bank of Ireland.
- Sunny garden.
- Side access.
- Spacious bedrooms.
- Fully wired for alarm.
- Folding stairs to storage in attic.

OUTSIDE

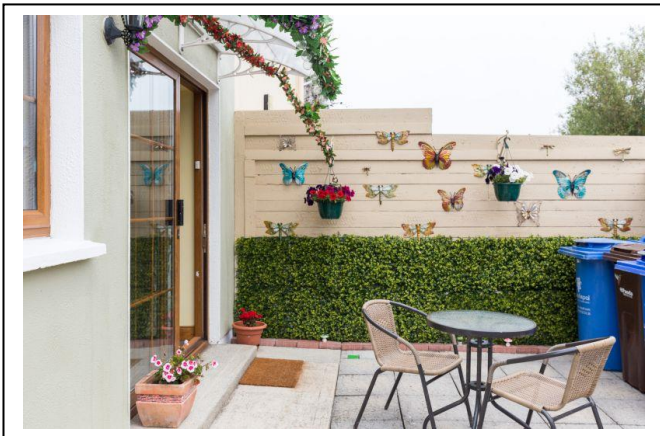
- Extensive patio area.
- Rear garden with many plants shrubs and trees.
- Garden shed with electricity (plumbed for dryer)
- Cobblelock driveway to front.
- Gardens in lawn.

SERVICES

- Mains water.
- Mains drainage.
- ESB.
- Telephone.
- OFCH.
- uPVC double glazing.
- Satellite TV.

PLEASE NOTE: The following items are included in the sale; all carpets, curtains, light fittings, blinds and garden shed. Other contents may be available at an agreed price extra.

DIRECTIONS: In Rosslare Harbour turn right at the SuperValu Supermarket, passing the Bank of Ireland on the right. Proceed along here for approximately. 400m taking a turn to the right. The entrance to Portside is approximately 300m over here on the right. Proceed into the Portside development, take the first road to the left and the property for sale is on the left (No. 71 – For Sale sign). Eircode: Y35 Y406



Building Energy Rating (BER): C3

BER No.: 101162907

Energy Performance Indicator: 207.71 kWh/m²/yr

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

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

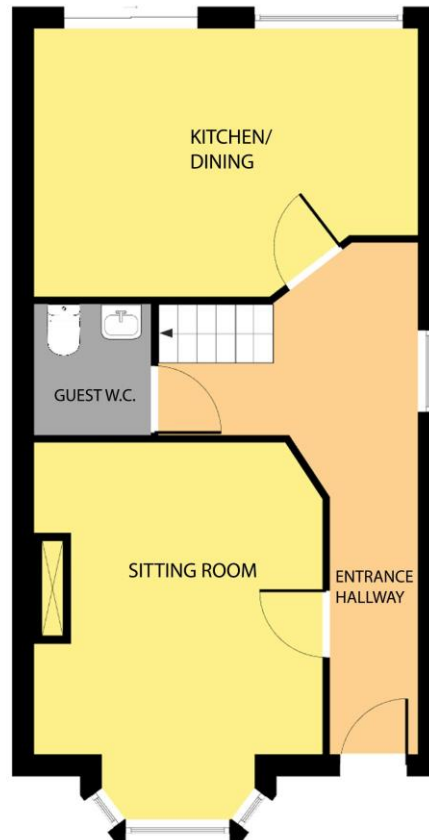
www.kehoeproperty.com

Email: sales@kehoeproperty.com



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

GROUND FLOOR



FIRST 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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