

FOR SALE

AMV: €199,950

File No. c567.CM



23 St. Helens Cove, Rosslare Harbour, Co. Wexford

- Private, exclusive gated development, adjacent to the beach and easy access to St. Helens Golf Course.
- Excellent 4 bed home extending to c. 1,356 sq.ft. of spacious, light-filled accommodation.
- Wonderful extra-large south facing double rear garden offering sun all day long.
- Acc.: entrance hallway, sitting room, kitchen/dining room, utility room, 4 bedrooms (shared en-suite), shower room.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

23 St. Helens Cove, Rosslare Harbour

This excellent 4 bed detached home enjoys a wonderful south facing double rear garden, with sun all day long. It is perfectly positioned with an extra-large second garden area giving No. 23 one of the largest sites in this development. St. Helens Cove enjoys all the benefits of St. Helens Village including access to playgrounds, etc. This is a private, exclusive gated development, adjacent to the beach and with easy access to St. Helens Golf Course. This property would be ideal as a holiday home, second home or indeed a permanent home for those seeking to escape the hustle & bustle of city life. The accommodation is bright, flexible and light-filled. There is a wide entrance hallway leading to, at ground floor level a kitchen/dining room, utility room and sitting room together with 2 bedrooms and shower room. At first floor level there are two large bedrooms with one as a shared en-suite to the family bathroom. We highly recommend viewing and this is essential to appreciate all that is on offer here. The property is offered for sale with an option to purchase contents.

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



ACCOMMODATION

Entrance Hallway	7.49m x 2.50m (ave.)	With tiled floor, stepwell and storage beneath stairs.
Sitting Room	5.08m x 3.89m	Feature fireplace, marble inset and hearth. Tiled floor.
Kitchen/Dining Room	5.86m x 3.26m	Fitted kitchen, wall and floor units, stainless steel sink unit, integrated double oven, hob & extractor fan, dishwasher and fridge. Tiled floor and splashback. Sliding door leading to garden – extensive and directly south facing.
Utility Room	2.73m x 1.90m	Fitted wall and floor units, washing machine and freezer. Tiled floor, step and door to outside.
Bedroom 4	3.11m x 3.05m	Tiled floor.
Bedroom 3	2.86m x 2.58m	Tiled floor.
Shower Room	2.53m x 1.75m	With w.c., w.h.b. Shower stall with Triton power shower, tiled floor and shower stall.

Timber stairs to first floor

Spacious Landing Area	3.83m x 2.31m	
Master Bedroom	6.20m x 3.15m	With T&G timber floor. Shared as en-suite with
Shower Room	2.53m x 1.74m	W.C., w.h.b, shower stall with Triton T90z electric shower. Tiled floor, wall and shower stall.
Bedroom 2	6.18m x 2.71m	With T&G timber floor.

Total Floor Area: c. 126 sq. m. (c. 1,356 sq. ft.)



FEATURES

- 4 bedroom detached home.
- Close to beaches.
- Walking distance to St. Helens Golf Club.
- Perfect south-facing double rear garden.
- Extra-large garden.
- Bright and flexible accommodation.
- Overlooking green area.
- Secure gated development.
- Gold Shield electric low-cost heating.
- Spacious car park
- Shower room upstairs and down.
- Walking distance to golf and beach.

OUTSIDE

- Cobblelock driveway to front.
- Communal parking adjacent.
- Overlooking green area.
- Large garden – footbridge leading to secondary garden area.
- Side access from both sides.
- Timber garden shed.

SERVICES

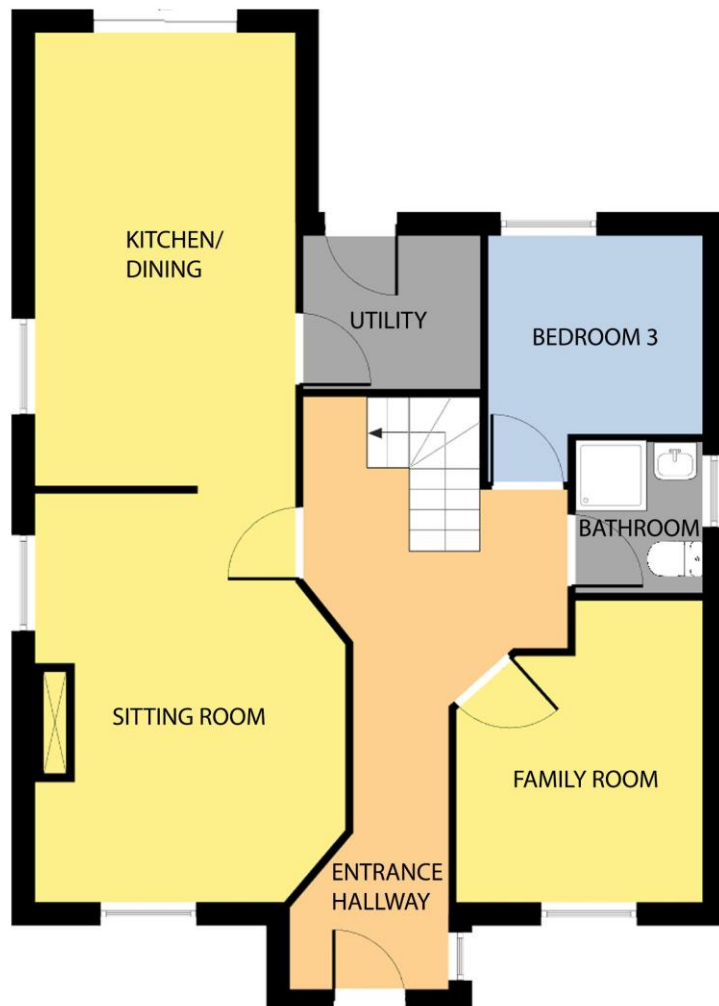
- Mains water.
- Mains drainage.
- ESB.
- Electric storage heating.

VIEWING: To arrange a viewing contact Wexford Auctioneers Kehoe & Assoc. at 053 9144393.

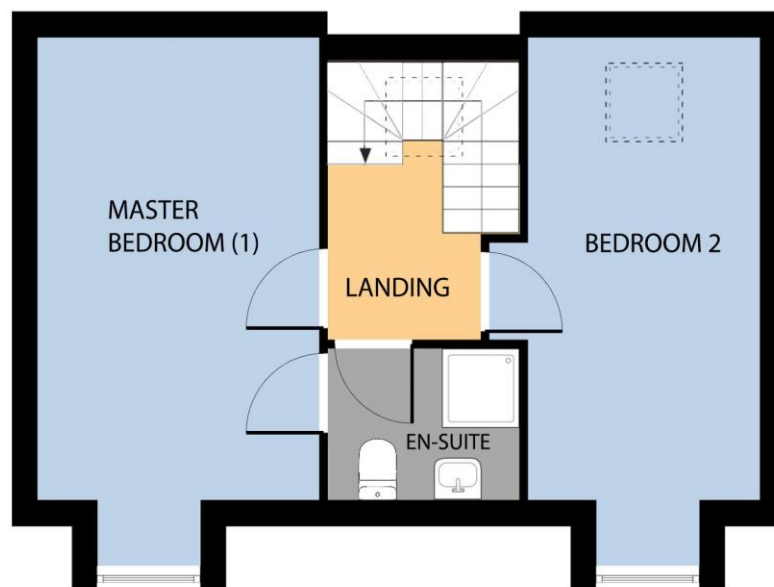
DIRECTIONS: From Wexford proceed towards Rosslare Harbour, through the village of Tagoat & into Kilrane. In Kilrane turn right after the second pub and pass Kilrane Primary School on the right hand side. Continue for approximately 1km heading towards St. Helens. When you come to a staggered four-crossroads, the main road turns around to the right, you proceed straight ahead towards St. Helens Cove. Proceed down here for a few hundred metres and directly in front of you are electronic gates that lead to St. Helens Cove. The property for sale is No. 23 St. Helens Cove. (For Sale sign). Eircode: Y35 RD98



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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Building Energy Rating (BER): D1

BER No. 113206015

Energy Performance Indicator: 259.44 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