

FOR SALE

AMV: €175,000 (Fully Furnished)

File No. c580.BF



No. 29 Southbay Point, Rosslare Strand, Wexford

- **Superbly located on Strand Road in the heart of the village.**
- **Adjacent to the fabulous Blue Flag Beach**
- **Exclusive gated complex with ample car parking.**
- **Spacious fully furnished 3 bedroomed first floor apartment in pristine condition.**
- **Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers,**

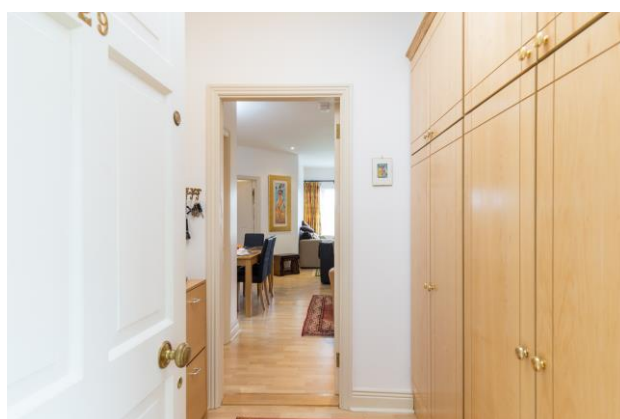
Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Superb three bedroomed first floor apartment in this exclusive gated complex located on Strand Road in the heart of Rosslare Strand. Just a short stroll from Kelly's Resort Hotel, the fabulous Blue-Flag Beach, pubs, restaurants and all village amenities. The property has been well maintained over the years, tastefully decorated and is presented to the market in pristine condition. Number 29 is a spacious light filled corner apartment with lovely sunny orientation. This is a rare opportunity to acquire a turn-key, fully furnished, low maintenance property literally across the road from the beach. It is surrounded by well-tended communal gardens with ample carparking and small play area on site. Bus and train services are available nearby and Wexford Town, home to the National Opera House and some excellent shopping/dining establishments, is only 15 minutes' drive away. Rosslare Euro Port is just 10 minutes' drive from the property. This well-appointed apartment would make a wonderful base for anyone wishing to enjoy Rosslare Strand and all the Sunny South East has to offer.

Early Viewing is highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393 of info@kehoeproperty.com



Accommodation

Entrance Hallway	1.96m x 1.55m	With spacious cloaks closet, hotpress with dual immersion and laminate floor.
Open Plan Living Room/Dining Room	8.12m x 4.78	With marble open fireplace and laminate floor.
Kitchen	2.32m x 4.07m (max)	With excellent range of built-in floor and eye level units, electric oven, hob, extractor, washing machine, 12 place dishwasher, fridge and freezer, part-tiled walls and tiled floor. Fold-out breakfast bar with matching bar stools.
Inner Hallway	4.09m x 1.29m	With laminate floor.
Bathroom	2.68m x 1.97m	Fully tiled, bath with power shower over, w.c and w.h.b
Bedroom 1	3.00m x 3.22m	With built-in wardrobes and laminate floor and shower room ensuite.
Ensuite	1.77m x 1.43m	Fully tiled. Shower stall with electric shower, w.c and w.h.b.
Bedroom 2	3.46m x 3.24 (max)	With laminate floor.
Bedroom 3	2.91m x 4.00m (max)	With built-in wardrobe and laminate floor.

Total Floor Area: c. 80.45 sq. m. / (c. 866 ft.)



Features

- Adjacent to Blue Flag beach.
- Close to all amenities.
- 5 minutes' walk from Kelly's Resort Hotel & Sea Spa.
- Convenient to Golf Club.
- Turn-key package ready for immediate occupation.

Outside

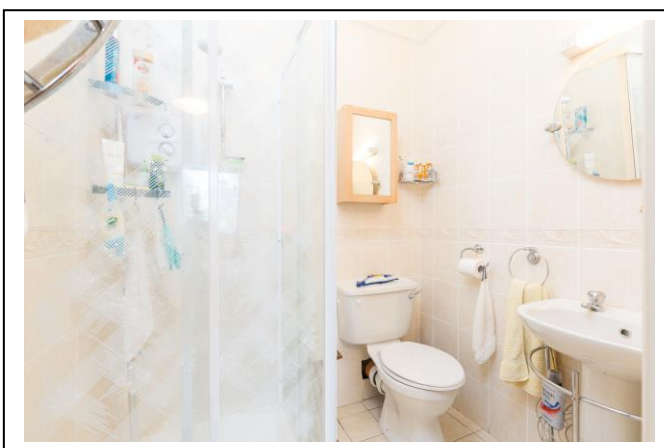
- Exclusive gated complex.
- Extensive well-maintained communal gardens.
- Ample carparking.
- Small play area.
- Intercom Access.

Services

- Mains water.
- Mains drainage
- Mains electricity.
- uPVC double glazing
- Electric Storage heating
- Open fireplace.

PLEASE NOTE: All carpets, curtains, blinds, electrical appliance, light fittings, most pictures and most furniture are included in the sale. The six Persian Rugs, all hanging tapestries, one painting and one print in the living room, 2 x matching lockers in the hallway and bedroom 4 and the Bentwood chair in master bedroom, are expressly excluded from the sale.

DIRECTIONS: Proceed into Rosslare Strand. Continue down Station Road until you come to T Junction. Turn left onto Strand Road, continue past Kelly's Hotel on the right-hand side. The property is located on the left-hand side immediately after the French Connection Boutique. Gated entrance. Eircode Y35YE33.



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Building Energy Rating (BER): D2

BER No.: 110818333

Energy Performance Indicator: 271.6 kWh/m²/yr

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com

PRSA Registration No.: 00214

