

FOR SALE

AMV: €187,500 (Fully Furnished)

File No. c586.BF



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

- Private, exclusive gated development, adjacent to the beach and easy access to St. Helens Golf Course.
- Excellent 3 bed home extending to c. 1,367 sq.ft. of spacious, light-filled accommodation.
- Enclosed rear garden with extensive paved patio area.
- Acc.: entrance hallway, sitting room, kitchen/dining room, utility room, 3 bedrooms, storage room, shower room.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393

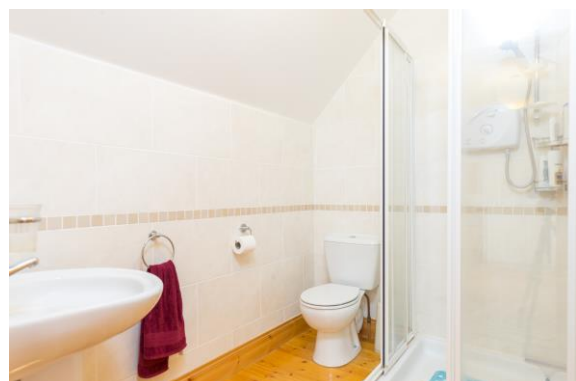


**Kehoe
& ASSOC.**

12 St. Helens Cove, Rosslare Harbour

No. 12 St. Helen's Cove is located in a secure gated complex, adjacent to St. Helens Golf Club and only a short stroll from the fabulous sandy beach. The spacious accommodation extends to c. 127 sq.m.. with 3 spacious bedrooms and generously proportioned living accommodation, it has been well maintained, tastefully decorated and is presented to the market in excellent condition throughout. No. 12 is nicely positioned looking onto the green area with ample visitor carparking close by. There is a garden and private drive to the front with a large enclosed garden and extensive paved patio to the rear. Outside the common areas are attractively landscaped and well maintained. Residents of St. Helen's Cove have the use of the Playground and Tennis Courts in the adjoining St. Helen's Village Development. If you are searching for a holiday home or permanent home in a coastal location in the Sunny South East this is an opportunity not to be missed.

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



Accommodation

Entrance Hallway	7.41m x 1.98m	With tiled floor, and under-stairs cloaks closet
Sitting Room	5.13m x 3.89m	Feature fireplace with solid fuel stove, ceiling coving/centre piece and tiled floor.
Kitchen/Dining area	5.72m x 3.25m	With excellent range of built-in floor and eye level units, hob, extractor, oven, dishwasher, fridge, part tiled walls, tiled floor and French doors to rear garden
Utility Room	1.96m x 2.22m	With washing machine, freezer, tiled floor, storage pressed, hot press with dual emersion and door to outside.
Bathroom	2.48m x 2.68m	Fully tiled. Corner bath with shower mixer taps, shower stall with electric shower, w.c. and w.h.b.
Storage Room	1.89m x 1.57m	With power sockets and tiled floor.
Bedroom 3	3.08m x 3.80m	With tiled floor.
First Floor		
Bedroom 1	5.33m x 3.25m	With timber floor, built-in wardrobe, vanity unit, and door to Jack and Jill shower room
Shower Room	2.19m x 1.67m	Shower stall with electric shower, w.c., w.h.b, tiled walls and timber floor
Bedroom 2	5.33m x 2.68m	With timber floor, built-in wardrobe and vanity unit.

Total Floor Area: c. 127 sq.m (c. 1,367 sq.ft)

**FEATURES**

- Adjacent to golf club
- Excellent condition
- Walking distance to beach
- Well maintained gated development
- Fully furnished

OUTSIDE

- Large enclosed rear garden
- Front garden & driveway
- Paved patio area
- Barna shed
- Ample visitor parking

SERVICES

- Mains Water
- Mains electricity
- Communal treatment plant
- Electric storage heating
- Alarm

NOTES: Residents Association €1,000 per annum covering waste water treatment plant, communal grass cutting, external painting every 5-6 years, refuse collection, use of playground and tennis courts. For Sale fully furnished and ready for immediate occupation. All pictures, ornaments and personal items are expressly excluded from the sale

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

DIRECTIONS: Proceed in the direction of Rosslare Harbour until you come to Kilrane Village. Take the second turn right in the village passing Kilrane Primary School on your right-hand side. Proceed down here for approximately 2km until you come to a four-crossroads where the main road turns to the right. Continue straight ahead at this 4-way junction, and St. Helens Cove is the gated development at the end of the road. Proceed into St. Helens Cove turn right after the green area and No. 12 is on the left-hand side. For Sale Sign. Eircode Y35TX03.



GROUND 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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FIRST FLOOR



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Building Energy Rating (BER): D1
BuildingBER No. 113260632
Energy Performance Indicator: 235.92 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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