

FOR SALE

AMV: €182,500

File No. c599.BF



10 Chestnut Grove, Glendale, Rosslare Strand, Co. Wexford.

- Within walking distance of Rosslare's 'Blue Flag' beach.
- Conveniently located close to the vast array of amenities available at Rosslare – Ireland's premier holiday resort.
- Acc.: open plan kitchen/living room, dining room/conservatory and 3 bedrooms (2 x ensuite).
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Attractive 3 bed detached holiday cottage situated at Glendale within walking distance of Rosslare's 'Blue Flag' beach. The property has been well maintained and is presented in good condition throughout. No. 10 Chestnut Grove has excellent accommodation with open plan kitchen/living room, dining room/conservatory and 3 bedrooms (2 x ensuite). It is nicely positioned on a corner site close to the tennis court and playground. Private drive to the front and large enclosed garden to the rear with lovely sunny orientation. Glendale is an ideal location for a holiday home or weekend retreat, conveniently situated on the Grange Road, close to Kelly's Resort Hotel & Sea Spa and the vast array of amenities available at Rosslare – Ireland's premier holiday resort. Viewing comes highly recommended and is by prior appointment with the sole selling agents only.

For further details and appointment to view contact Wexford Auctioneers Kehoe & Assoc. 053 9144393.



ACCOMMODATION

Open Plan Living/ /Kitchen/ Dining Area	5.64m x 4.92m	With built-in floor and eye-level units, hob, oven, extractor, fridge/freezer, part-tiled walls. Elevated open fireplace, cloaks closet and sliding doors to:
Conservatory	5.84m x 3.27m	With tiled floor and French doors to rear garden.
Bedroom 3	2.96m x 3.46m	With shower room ensuite.
Ensuite	2.40m x 0.89m	Tiled shower stall with electric shower, w.c, w.h.b and under stairs storage press.

First Floor

Hotpress Bathroom	3.02m x 1.67m	With dual immersion Bath with shower mixer taps, w.c, w.h.b, part-tiled walls and timber floor.
Bedroom 1	3.81m x 2.89m	With walk-in wardrobe and shower room ensuite.
Ensuite	1.92m x 1.71m	Tiled shower stall with electric shower, w.c, w.h.b and timber floor.
Bedroom 2	4.02m x 2.06m	With built-in shelving

Approximate Floor Area: c. 95 sq.m. / 1,023 sq.ft.





Features

- Presented in good condition
- Large conservatory
- On-site playground and tennis court
- Walking distance of 'Blue Flag Beach'
- Within easy reach of all village amenities

Outside

- Concrete drive
- Spacious rear garden with lovely sunny aspect
- Extensive decking
- Corner site
- Side access

Services

- Mains electricity
- Mains water
- Mains drainage
- Electric storage heating
- Alarm

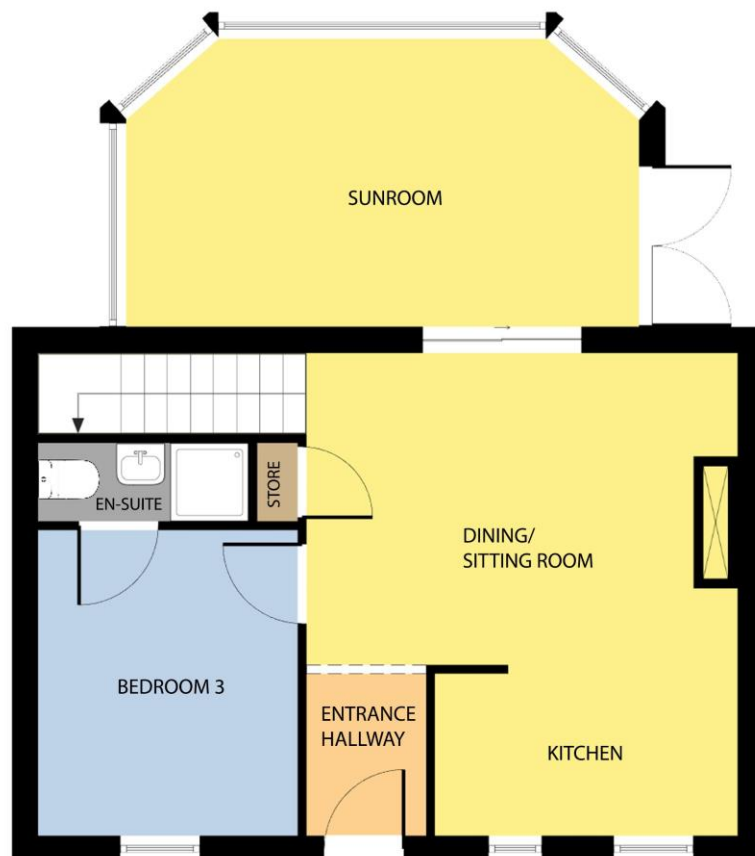
PLEASE NOTE: Annual service charge c. €500 per annum.

DIRECTIONS: Proceed into Rosslare Strand and keep left at the roundabout. Proceed down this road for 150m and keep left onto Grange Road. Continue passing Londis 'Boggans' Shop on the left, proceed over the railway crossing and Glendale is the next development on the left. Proceed into Glendale passing the tennis court on the right and No. 10 Chestnut Grove is on the left-hand side. For Sale Sign. Eircode Y35T228.

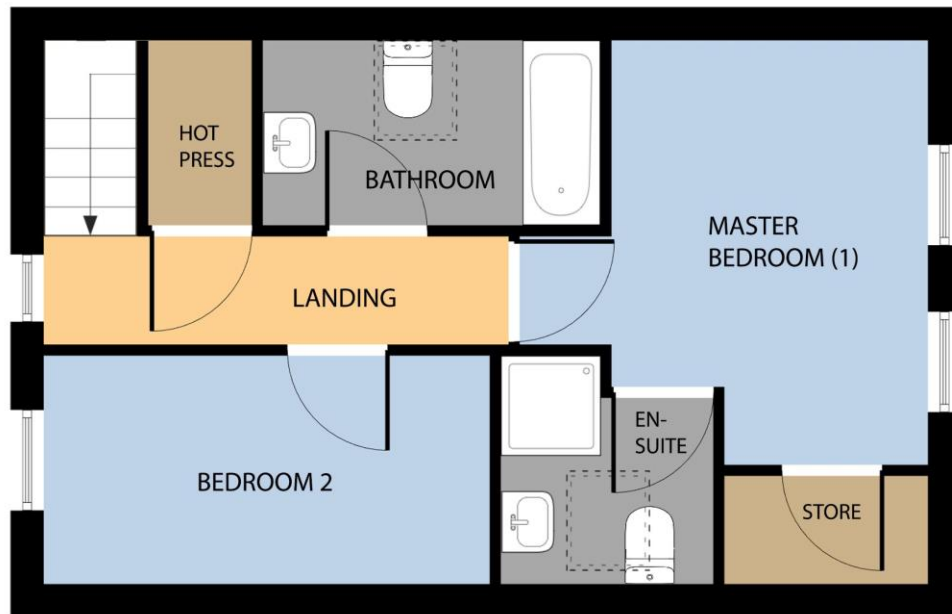




GROUND FLOOR



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.

COPYRIGHT: SHOWCASE IMAGES.IE



Building Energy Rating (BER): E2

BER No.: 113421127

Energy Performance Indicator: 368.31 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