

FOR SALE

AMV: €175,000 (Fully-Furnished)

File No. c679.BF



50 Southbay Point, Rosslare Strand, Co. Wexford

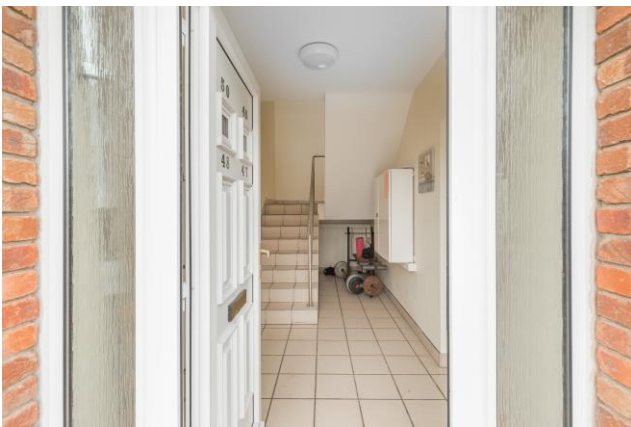
- Superb two bedroomed first floor apartment in this exclusive gated complex located on Strand Road in the heart of Rosslare Strand. Surrounded by well-tended communal gardens with ample carparking and small play area on site.
- Just a short stroll from Kelly's Resort Hotel, the fabulous Blue-Flag Beach, pubs, restaurants and all village amenities
- Directly fronting Strand Road offering a rare opportunity to acquire a turn-key, fully furnished, low maintenance property literally across the road from the beach.
- Viewing strictly by prior appointment with the sole selling agents only.

**Kehoe
& ASSOC.**

50 Southbay Point, Rosslare Strand, Co. Wexford

Superb two 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, it is presented to the market in excellent condition and offered for sale fully furnished. No 50 Southbay Point is directly fronting Strand Road and offers 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. Just 10 minutes' drive from Rosslare Euro Port.

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



ACCOMMODATION

Entrance Hallway	5.15m x 1.00m	With built-in storage press and hotpress with dual immersion. Coving and access to the attic.
Living Room	5.25m x 5.04m	With marble open fireplace, recessed lighting, ceiling coving and laminate floor.
Kitchen	2.43m x 2.73m	With built-in floor and eye-level units, integrated hob, oven and extractor, dishwasher and fridge. Part-tiled walls and tiled floor.
Bathroom	2.95m x 1.72m	Fully tiled, jacuzzi bath with power shower over, w.c and w.h.b
Bedroom 1	3.08m x 4.09m	With built-in wardrobe and shower room ensuite
Ensuite	2.13m x 1.74m	Fully tiled, shower stall with electric shower, w.c and w.h.b
Bedroom 2	3.97m x 2.32m	With built-in wardrobe.

Total Floor Area: c. 74 sq.m. / 796 sq.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.

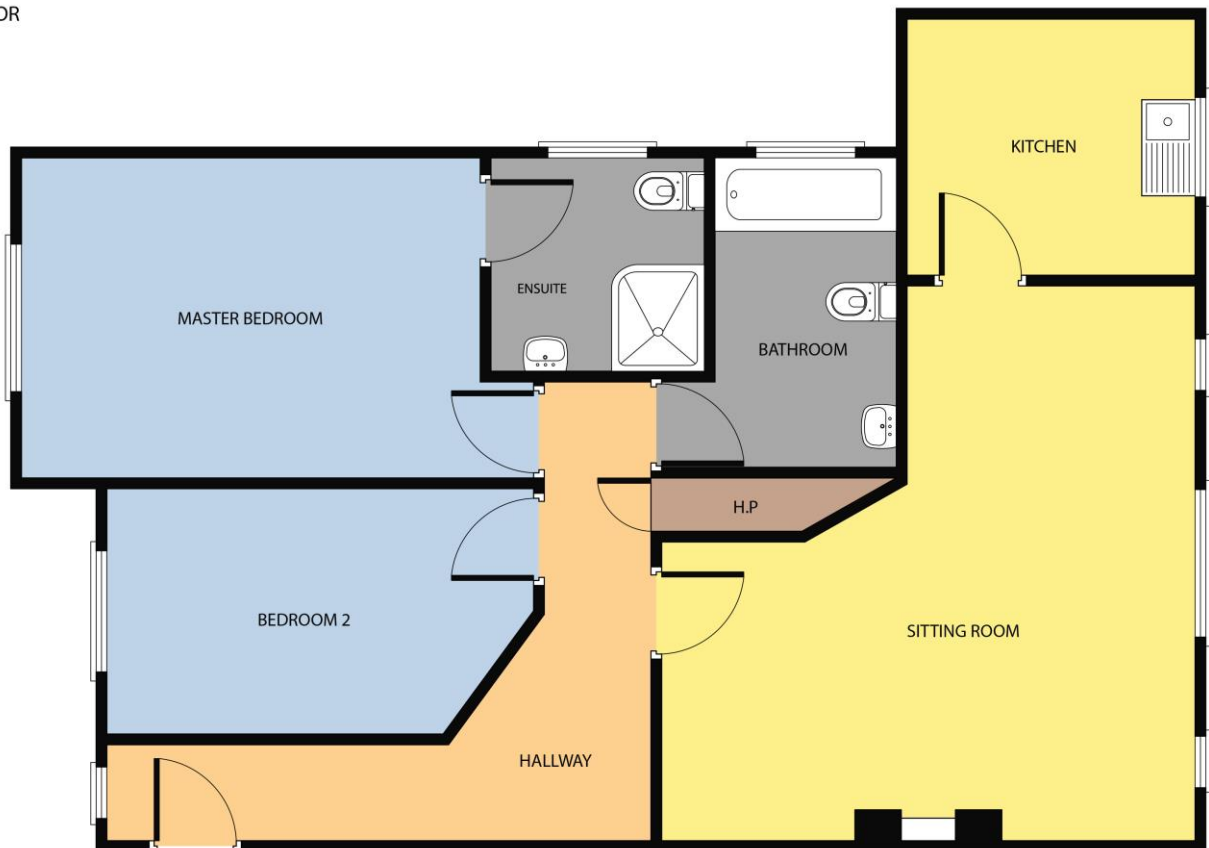
NOTE: All carpets, curtains, blinds, electrical appliance, light fittings and furniture are included in the sale. All personal items are expressly excluded from the sale.

SERVICE CHARGE: €1,500



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. Southbay Point is located on the left-hand side immediately after the French Connection Boutique. No. 50 is accessed directly off Strand Road. Gated entrance to carparking and communal gardens. Eircode Y35K7KN

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 mis-statement. 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): E1

BER No.: 109260554

Energy Performance Indicator: 332.15 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