

FOR SALE

AMV: €330,000 (fully-furnished)

File No. c390.BF



Lyngfields, Ford-of-Lyng Rosslare Strand, Wexford

- Spacious 3 bedroomed detached bungalow with potential for one bedroomed annex, located just off the R740 on the outskirts of Rosslare Strand. Less than 2 km from the village centre and fabulous Blue Flag Beach. Tucked away on a quiet little country road L7101 with virtually no passing traffic, lovely for relaxing evening stroll.
- The property is presented in good condition throughout but does require some upgrading and modernisation. With a little effort and imagination Lyngfields would make a lovely family home or luxury holiday retreat situated in a peaceful tranquil setting.
- For further details and to arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe
& ASSOC.**

Lyngfields, Ford-of-Lyng, Rosslare Strand, Co. Wexford

Attractive 3 bedroomed detached bungalow with potential for one bedroomed annex/granny located just off the R740 on the outskirts of Rosslare Strand. Less than 2 km from the village centre and fabulous Blue Flag Beach. Rosslare Strand Wexford's Premier Holiday Resort has a host of excellent amenities on offer including golf, water-sports, tennis, shops, café's, restaurants, hotels and excellent bus/rail services. Tucked away on a quiet little country road L7101 with virtually no passing traffic, lovely for relaxing evening stroll. The property is presented in good condition throughout but does require some upgrading and modernisation. With a little effort and imagination Lyngfields would make a lovely family home or luxury holiday retreat situated in a peaceful tranquil setting. The gardens offer immense privacy boasting an interesting collection of mature trees and shrubs providing the perfect environment for birds and wildlife to flourish. The light filled accommodation is well laid out with three spacious reception rooms and three double bedrooms with the potential for a one bedroomed annex or additional accommodation which could easily be incorporated into the house. This property offers immense potential and the seclusion and tranquillity this site offers, is really quite special.

Early viewing comes highly recommended, for viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Porch	1.54m x 0.91m	With tiled floor.
Sitting Room	4.95m x 4.74m	With marble open fireplace, feature bay window and door to annex.
Bedroom 1	5.11m x 3.22m	With built-in wardrobes, hotpress with dual immersion and wet room ensuite.
Wetroom	2.07m x 1.62m	Fully tiled with power shower, w.c, and w.h.b
Bathroom	3.22m x 1.83m	Bath with shower mixer taps, w.b, w.h.b, part-tiled walls.
Walk-in closet		
Bedroom 2	2.78m x 3.26m	With shower room ensuite.
Ensuite	2.11m x 2.04m	Tiled shower stall with electric shower, vanity w.h.b and w.c. Part-tiled walls and tiled floor.
Bedroom 3 (front of house)		
Dining Room	4.38m x 4.27m	With sliding doors to conservatory and door to:
Kitchen	4.52m x 2.91m	With excellent range of floor and eye-level units, electric cooker, extractor, fridge, freezer, dishwasher, part-tiled walls and tiled floor.
Rear Lobby	1.16m x 1.25m	With tiled floor and door to outside.
Conservatory	3.86m x 2.90m	With tiled floor.
Annex		
Living Room	3.70m x 3.25m	
Utility Room	1.55m x 1.67m	With oil-fired burner, washing machine and tumble dryer
Bedroom	3.41m x 3.27m	With built-in wardrobe and sliding patio doors to rear garden and shower room ensuite.
Ensuite	1.77m x 1.77m	

Total Floor Area: c. 170 sq.m. / 1,830 sq.ft.





Features

- On the outskirts of Rosslare Strand
- Within easy reach of the Blue Flag Beach and amenities
- Spacious bungalow with huge potential
- Fully furnished

Outside

- Gravelled drive/forecourt
- Mature gardens
- Extremely private site
- Paved patio areas
- Lawns front and rear

Services

- Mains water
- Mains electricity
- Septic tank drainage
- OFCH
- Solar Panels
- Alarm



PLEASE NOTE: All carpets, curtains, blinds, light fittings, electrical appliances and most furniture are included in the sale. All pictures, ornaments, certain pieces of furniture and personal items are expressly excluded from the sale.



VIEWING: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

DIRECTIONS: Take the main Rosslare Road passing Killinick and take the first exit off the roundabout signposted for Rosslare Strand R740. Take the first right onto the L7101, proceed for c. 1 km over a small stone bridge and the property is on the left-hand side. For Sale Sign Y35X884

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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Building Energy Rating (BER): E1 BER No. 114466840

Energy Performance Indicator: 301.03 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