

FOR SALE

AMV: €259,000

File No. c864.CWM



No. 71 Seabury, Rosslare Strand, Wexford

- Walking distance to Blue Flag Beach and all village amenities in the highly south after residential development of Seabury on the beach side of Station Road.
- 2 bedroom apartment in excellent condition and ready for immediate occupation and dual aspect balconies with sunny aspect throughout the day.
- Adjacent to train station and bus service.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

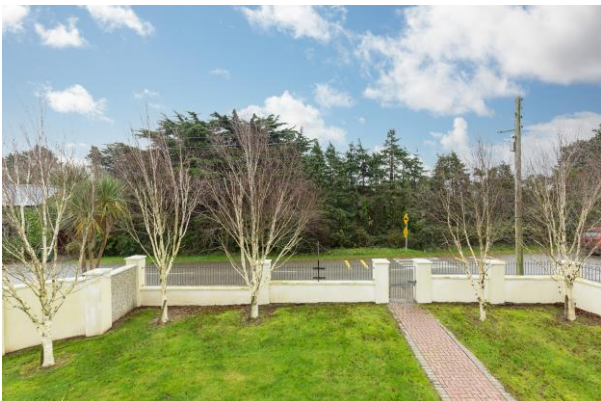
No. 71 Seabury, Rosslare Strand, Wexford

Kehoe & Assoc. are delighted to bring to market this spacious 2 bedroomed apartment located in the highly sought-after development of Seabury right in the heart of Rosslare Strand. This is a very popular address adjacent to the Train Station, only a few minutes' walk from all amenities. Everything is literally on your doorstep, shops, pubs, hotels, water-sports and fabulous Blue Flag Beach.

Given its' convenient location Seabury is a popular choice for holiday or retirement/permanent living. No. 71 is positioned at the entrance with a large communal garden area to the front. There are two dedicated off-street parking spaces.

This 2 bedroom, 2 bathroom property has been very well maintained over the years and boasts generously proportioned light-filled accommodation. The large balcony is directly south facing. It is presented to the market in excellent condition and ready for immediate occupation. The ideal property for those seeking a holiday retreat, an investment or a permanent home.

Early viewing of this quality home comes highly recommended. For further information contact Wexford Auctioneers Kehoe & Associates at 053 9144393



Accommodation

Entrance Hallway 1.98m x 1.18m

Living / Dining Room 5.60m x 5.30m

Kitchen 3.19m x 2.00m

Master Bedroom 1 3.37m x 3.28m

En-suite 3.36m x 1.00m

Bedroom 2 3.37m x 2.75m

Inner Hall 1.62m x 1.25m

Hotpress

Family Bathroom 2.00m x 2.00m

With timber laminated flooring.

Bright and spacious with timber laminated flooring, feature electric fireplace setting, door leading to south facing large balcony.

With excellent range of built-in floor and eye level units, electric hob, Candy oven, extractor, worktops with stainless steel sinks fridge freezer, dishwasher, washing machine, part tiled walls, tiled floor and window overlooking the rear of the development.

With new carpet flooring and built in wardrobes

Enclosed and tiled shower stall with electric shower, w.c. and w.h.b.

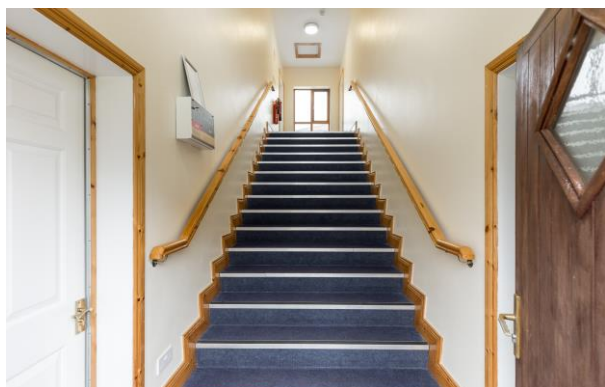
With two built-in wardrobes and new carpet flooring. Door leading the west facing balcony.

With new carpet flooring and access to hotpress.

With dual immersion.

With tiled flooring, bath and tile surround, w.c. & w.h.b.

Total Floor Area: c. 76 sq. m. / (c.818 sq. ft.)



Features

- Presented in excellent condition.
- 2 bedroom, 2 bathroom.
- Spacious accommodation.
- Adjacent to train station.
- Minutes' walk to beach and amenities.

Outside

- Front green area.
- Dedicated parking spaces.
- Dual aspect balconies.
- Well managed estate.
- Blue Flag Beach a short walk away.

Services

- Mains water.
- Mains electricity
- Mains drainage.
- Storage Heaters
- Electric Fire

Management Fees: To include building insurance, maintenance, landscaping, outdoor painting €450 p.a. Note bins are excluded.

Directions: Proceed into Rosslare Strand along Station Road over the Railway Bridge and Seabury on the left-hand side. Drive into Seabury, number 71, the property for sale is on the left hand side adjacent the entrance. For Sale board. Eircode: Y35HK16



FLOOR PLAN



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): D1 BER No. 114539760
Energy Performance Indicator: 239.38 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Sales Agent
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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

