

FOR SALE

AMV: €240,000 (Furnished)

File No. c979.BF



No. 1 Fairway Drive, Rosslare Strand, Wexford

- Superb two bedroomed ground floor apartment with own door access in this mature complex located on Burrow Road, literally 2 minutes' stroll from Rosslare Golf Club.
- Within easy walking distance of Kelly's Resort Hotel, the fabulous Blue-Flag Beach, pubs, restaurants, cafes, shops and all village amenities. Perfectly positioned for a ramble down to The Burrow, stroll back along the beach and enjoy a tippie, coffee or bite to eat on the way home.
- No. 1 Fairway Drive offers a rare opportunity to acquire a turn-key, fully furnished, low-maintenance property perfectly positioned to enjoy all the 'Sunny South-East' has to offer.
- Viewing is strictly by prior appointment with the sole Selling agents only, Kehoe & Assoc. at 053 9144393

No. 1 Fairway Drive, Rosslare Strand, Wexford

Superb two bedroomed ground floor apartment located on the Burrow Road Rosslare Strand, Wexfords' Premier Holiday Resort. Conveniently positioned within walking distance of Strand Road, Kelly's Resort Hotel, the fabulous Blue-Flag Beach, pubs, restaurants, cafes and all that Rosslare Strand has to offer. Perfectly situated for a ramble down to the Burrow, stroll back along the beach and enjoy a tipple, coffee or bite to eat on the way home. 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.

No. 1 Fairway Drive offers a rare opportunity to acquire a turn-key, fully furnished, low maintenance property literally 2 minutes' stroll from Rosslare Golf Club. The property has been well maintained, tastefully decorated and is presented to the market in pristine condition. This spacious apartment backs onto Burrow Road with vehicular access to both the front and rear of the property. What makes this apartment stand out from the rest is the garden space which No. 1 enjoys the exclusive use of. There is a designated parking bay to the front, private garden to the side with lovely sunny orientation perfect for an evening Barbeque. There is also a private garden the rear that catches the morning sun providing the ideal spot for a leisurely breakfast.

This is the ultimate lock up and leave weekend retreat, holiday home or retirement home perfectly located to enjoy all the Sunny South-East has to offer.

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

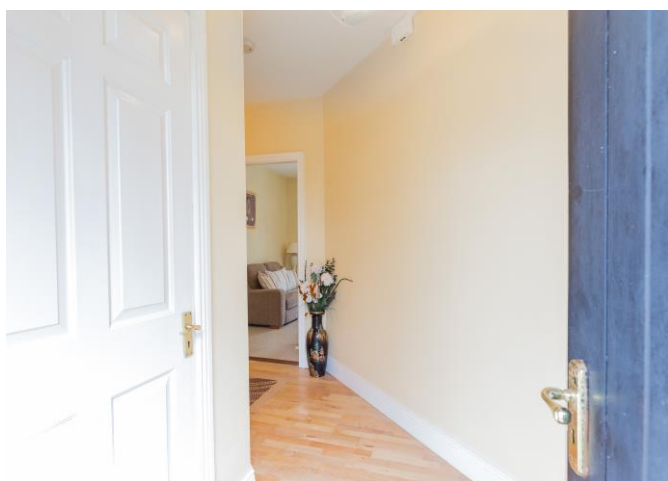
ROSSLARE STRAND



Accommodation

Entrance Hallway	2.17m x 1.44m	With timber flooring.
Hotpress		With dual immersion
Kitchen	3.12m x 3.09m	With tiled flooring, part-tiled walls, excellent range of built-in floor and eye level units, integrated hob, extractor, oven, dishwasher, washing/dryer, fridge freezer and open plan to:
Sitting Room	4.13m x 3.68m	With electric fire, storage closet, French doors to garden.
Inner Hallway	4.12m x 1.21m	With timber flooring.
Bedroom 1	4.26m x 2.89m	With shower room en-suite
En-suite	2.40m x 1.23m	Fully tiled, shower stall, w.c. and w.h.b.
Bedroom 2	3.70m x 2.76m	With new carpet flooring and access to hotpress.
Bathroom	2.20m x 1.94m	Fully tiled, bath, w.c. and w.h.b.

Total Floor Area: c. 83 sq. m. / (c. 893 sq. ft.)





Features

- Adjacent to Blue-Flag beach
- Walking distance to all village amenities
- Convenient to Golf Club
- Turn-key package
- Presented in pristine condition.

Outside

- Well-maintained communal gardens
- Designated parking space
- Exclusive use of side and rear garden space.
- Side garden with sunny aspect.

Services

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

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.

Viewing: Strictly by prior appointment with the sole selling agents only. Contact Wexford Auctioneers, Kehoe & Assoc. on 053 9144393.

Directions: Proceed along Strand Road and continue towards the Burrow passing Rosslare Golf Club on the right-hand side. The Fairways is the next development on the left. Proceed into Fairway Drive fork left and No. 1 Fairway Drive on the left. For Sale Sign. **Eircode Y35 EH22**



GROUND FLOOR

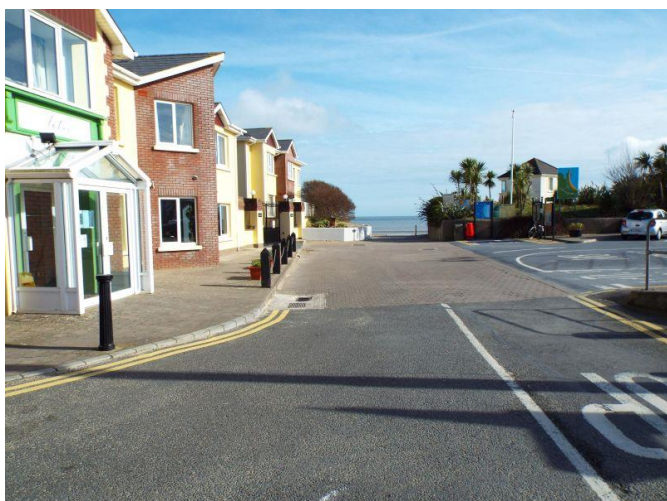


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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Rosslare Strand



Building Energy Rating (BER): **BER No.**
Energy Performance Indicator: **kWh/m²/yr**

VIEWING: Strictly by prior appointment with the sole selling agents
 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