

# FOR SALE

AMV: €290,000

File No. d206.BF



## 4 Grange Cove, Rosslare Strand, Co. Wexford

- Charming 3 bedroomed detached cottage style residence with large sun-room extension situated in this mature private development of only 16 houses.
- Grange Cove is located within easy walking distance of Rosslare's Blue Flag beach, shops, hotels, restaurants, bus/rail services and all amenities.
- Conveniently situated close to the fabulous beaches and vast array of amenities available in Rosslare Strand – Ireland's premier holiday resort.
- Exceptionally private enclosed garden to the rear with low maintenance finish, extensive decking and lovely sunny aspect perfect for alfresco dining or a spot of sunbathing.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

## 4 Grange Cove, Rosslare Strand, Co. Wexford

**Description:** Charming 3 bedroomed detached cottage style residence with large sun-room extension situated in this mature private development of only 16 houses. Grange Cove is located within easy walking distance of Rosslare's Blue Flag beach, shops, hotels, restaurants, bus/rail services and all amenities. The property has been well maintained over the years and is presented to the market in excellent condition throughout. No. 4 Grange Cove boasts excellent accommodation with a flexible layout currently offering open plan kitchen/dining/family room, spacious sun-room, double bedroom and bathroom downstairs with two further bedrooms and shower room upstairs. Garden with concrete drive offering off-street parking to the front. Exceptionally private enclosed garden to the rear with low maintenance finish, extensive decking and lovely sunny aspect, perfect for alfresco dining or a spot of sunbathing. Grange Cove is an ideal location for a holiday home or weekend retreat. Conveniently situated close to the fabulous beach and vast array of amenities available in Rosslare Strand – Ireland's premier holiday resort. Viewing comes highly recommended and is by prior appointment with the sole selling agents only. For further information and viewing arrangement contact Wexford Auctioneers Kehoe & Associates 053-9144393.





## ACCOMMODATION

|  |               |  |
|--|---------------|--|
| Entrance Hallway                           | 2.49m x 1.86m | With tiled floor.  |
| Bedroom 3                                  | 2.89m x 2.79m |  |
| Bathroom                                   | 2.56m x 1.66m | With bath with shower mixer taps, w.h.b., w.c., part tiled walls and tiled floor.  |
| Open Plan<br>Kitchen/Dining/Living<br>Room | 8.14m x 3.87m | With excellent range of floor and eye level units, integrated hob, oven, extractor, dishwasher, washer-dryer, fridge freezer under stairs storage elevated fireplace, tiled floors and sliding doors to rear garden. |
| Sunroom                                    | 4.70m x 3.95m | With timber floor, RV sheeted ceiling and timber doors to rear garden.   |
| First Floor                                |               |  |
| Bedroom 1                                  | 3.89m x 3.27m | With walk-in wardrobe and shower room ensuite.   |
| Ensuite                                    | 2.16m x 1.99m | With shower stall with electric shower, w.h.b., w.c., part tiled walls and tiled floor.  |
| Bedroom 2                                  | 5.08m x 2.62m |  |
| Hotpress                                   |               | With dual immersion  |

**Total Floor Area: c. 111.67 sq.m. (c. 1,202 sq.ft.)**



## Features

- Charming, detached cottage
- Spacious accommodation with large sun-room extension
- Mature private development
- Close to beach and all amenities

## Outside

- Enclosed rear garden with sunny aspect
- Exceptionally private
- Extensive decking
- Concrete drive

## Services

- Mains electricity
- Mains water
- Mains drainage
- Electric Storage heating

**NOTE:** All carpets, curtains, blinds, light fittings, electrical appliances and furniture are included in the sale. All pictures, ornaments and personal items are expressly excluded from the sale. Service Charge €1,300 per annum.

**VIEWING:** Strictly by prior appointment with the sole selling agents only.

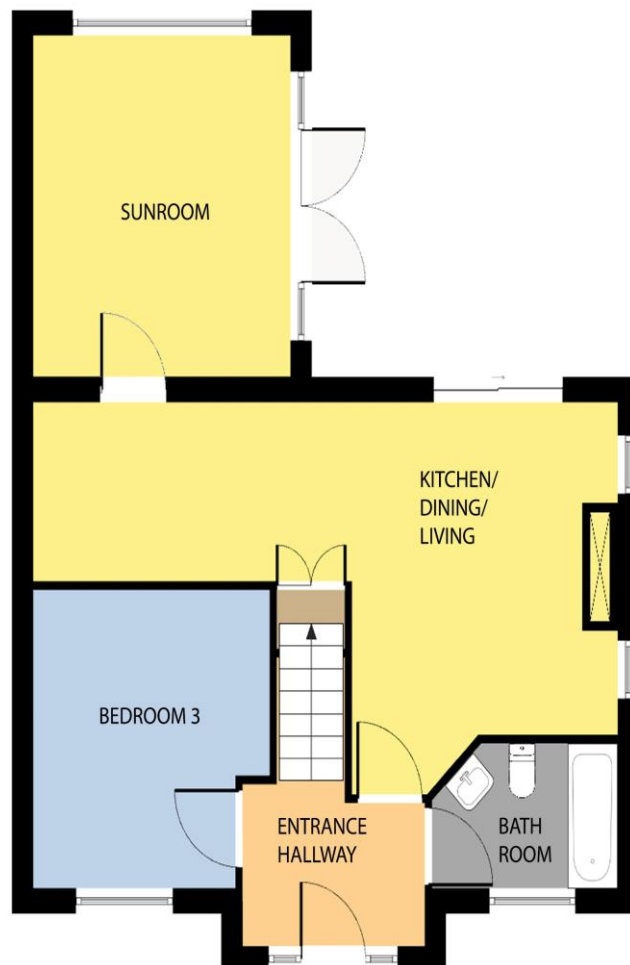
**DIRECTIONS:** As you enter Rosslare, Grange Cove is on the left-hand side directly opposite the filling station. Proceed into Grange Cove, and No. 4 is on the right-hand side. For Sale Sign. Eircode: Y35EY03



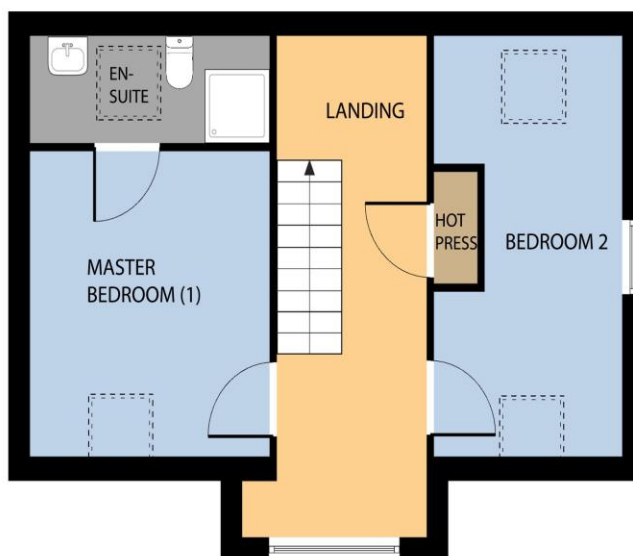




GROUND FLOOR



## 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.

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**Building Energy Rating (BER): D2 BER No. 115465189**

**Energy Performance Indicator: 284.42 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents.

**Kehoe & Assoc.,**

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Wexford

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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. PRA No. 002141