

Place your Property with

Bernadette Denby
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FOR SALE BY PRIVATE TREATY

41 Barr Na Haille, St Helens, Rosslare Harbour, Co. Wexford, Y35 NN97



Price €197,000.00

- Spectacular sea views of the coastline
- Rosslare Europort on your doorstep
- Close to Supermarket, Bank, Chemist, Primary School, etc
- Each house finished to high standard
- Three bedrooms, three bathrooms, third floor balcony with stunning views



BD/R001 Address: Kilmisten, Castlebridge, County Wexford, Ireland Y35 CH52 License No.: 003908



This is a unique and rare opportunity to acquire a home within 200 metres of the sea, enjoying endless private beach walks and all that Rosslare has to offer.

Barr Na Haille is set on an elevated site with panoramic coastline views stretching north and south of County Wexford.

200 metres away is one of the many beautiful secluded and private sandy beaches in this area which boasts miles and miles of amazing beaches and hill top walks. The area is a haven for wildlife such as whales, basking shark, dolphin, porpoise, seals, gannets, puffins, to name but a few. Surfing, canoeing, beach and sea fishing, cycling, horse-riding, and tennis, are just some of the outdoor activities available in the surrounding area.

For the golf enthusiast there are numerous renowned golf courses such as St. Helen`s Golf Club which is a short walk along the beach, Rosslare Golf Club, Wexford Golf Club, and many others.

No. 41 is a superb three storey house that boasts three bedrooms, three bathrooms with third floor balcony to enjoy those amazing sea views. This house has been finished to a really high standard, carpet, wood and tiled flooring, solid multi fuel stove, oil fired central heating, fitted kitchen, painted internally and externally, walled gardens to the rear, and off road parking to the front.

If you like convenience and location then look no further! Rosslare Harbour has just about everything you need, Shops, Caf  s, Supermarket, Bank, Pharmacy, Petrol Stations, Primary School, Garda Station, and Rosslare Europort for direct daily services to the UK and mainland Europe.

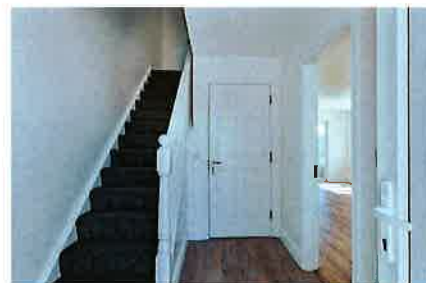
Coming to the market soon will be another range of properties beautifully positioned directly overlooking the sea ranging in prices from €220,000.00 up to €550,000.00

Whether you want a home, holiday home or buy to let property this is the location.

Viewing Highly Recommended.

**The swallows have made their homes here!
Why don`t you?**

For further information Contact: **Bernadette Denby 0862071543**
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Entrance Hall 3.46m (11'4") x 2.17m (7'1")

With floor tiles, stairs to 1st floor and doors to:

W.C. 2.16m (7'1") x 1.42m (4'8")

Ceramic floor tiles and tiled walls, w.h.b. & w.c.

Living/dining area 6.67m (21'11") x 3.52m (11'7")

Lovely bright and spacious open plan living, dining and kitchen with timber and ceramic flooring. high output multi-fuel stove, marble surround and hearth. Patio doors to rear garden, eye & waist level fully fitted kitchen.

Kitchen Area 3.92m (12'10") x 2.19m (7'2")

Ceramic tiled floor, fitted kitchen with cooker, extractor, fridge/freezer, washer/dryer, and dishwasher

1st floor landing 3.24m (10'8") x 2.16m (7'1")

Stairs to 1st floor land with carpet to floor and doors to spacious hot press with insulated hot water tank.

Bathroom 2.13m (7'0") x 1.75m (5'9")

With ceramic tiled floor and walls, bath with Power Shower, shower screen, w.h.b., and w.c.

Bedroom 1 3.51m (11'6") x 2.91m (9'7")

To rear of house with carpet to floor and lovely sea views

Bedroom 2 3.61m (11'10") x 3.52m (11'7")

To front of house with carpet to floor.

2nd floor landing

With velux roof window and carpet to stairs

Bedroom 3 5.76m (18'11") x 5.04m (16'6")

With french doors to balcony with beautiful sea views, velux roof window to rear, carpet to floor and TV point.

En-suite Shower-room 2.02m (6'8") x 1.66m (5'5")

Ceramic floor and part tiled walls, electric shower, w.h.b.and, w.c.

Services:

Mains ESB, Water & Sewerage, Double Glazed Windows & Doors, Oil Fired Central Heating & Mulit-Fuel Stove

BER CERT

BER No: 108631292 – Awaiting upgraded BER Certificate

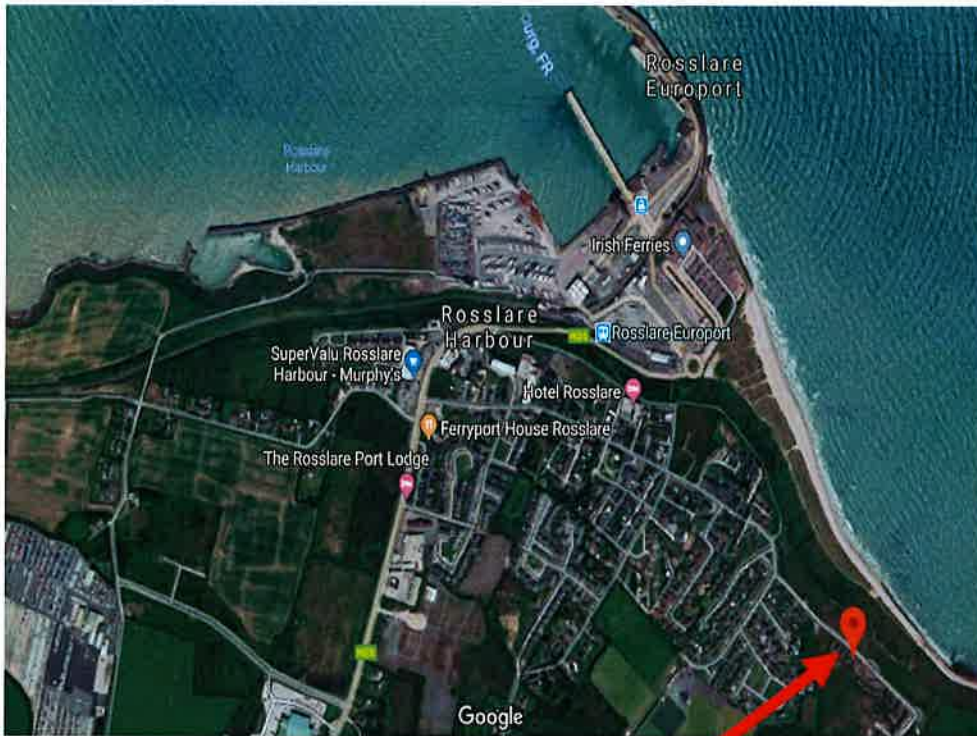


Awaiting updated BER certificate
Current BER No 108631292



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Rosslare Harbour Co. Wexford



Barr Na Haille

Directions:

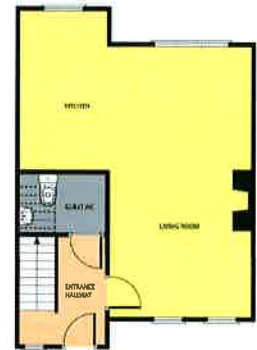
On entering Rosslare Harbour from Kilrane/Wexford turn right at the Church. Continue down this road passing the Garda Station and playground on your left hand side. Take the next left, on entering development follow the road around to the right and No. 41 is the last house on left hand side and marked with a For Sale sign.

Viewings Strictly By Appointment

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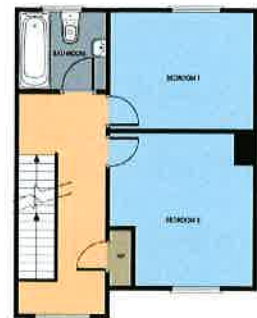
FLOOR PLANS

GROUND FLOOR



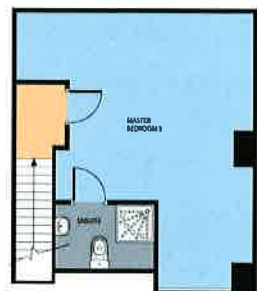
GROUND FLOOR

FIRST FLOOR



FIRST FLOOR

SECOND FLOOR



SECOND FLOOR

Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorized to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold or withdrawn from sale.

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