

Price €260,000.00

3 Bedrooms - Semi-Detached

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AUCTIONEER VALUER & ESTATE AGENT



**40 Barr Na Haille Rosslare Harbour Co. Wexford
Y35 R243**

A three storey three bedroom home located just 200 meters from a cliff walk in Rosslare Harbour Co Wexford.

The development "Barr Na Haille" is set on a elevated site overlooking the beach at Rosslare Harbour with stunning viewing of the coastline north and south.

No 40 was completely upgraded from top to bottom in 2018/19 improving a D1 energy rating to a B3, a new heating system was installed, new bathrooms, plumbing, flooring and tiling, new kitchen and appliances. The property comes to the market in excellent condition throughout and is perfect for a holiday, family or retirement home.

Rosslare Harbour has everything you need such as shops, cafe, supermarket, pharmacy, petrol station, primary school, and local garda station.

Rosslare Harbour Europort is right on your doorstep where ferry`s to the UK and mainland europe leave on a daily basis, you can catch the train from Rosslare Harbour to Wexford/Dublin daily and Wexford Bus and Bus Eireann operate regular bus services.

The surrounding areas offer you surfing, canoeing, beach and sea fishing, cycling, horse-riding, tennis, walking, St. Helen`s Golf & Country Club, Rosslare Strand Golf Club, Wexford Golf Club and many more outdoor activities to enjoy.

Viewing of this property is highly recommended to fully appreciate it`s condition and location.

PSRA: 003908

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Entrance Hall

3.46m (11'4") x 2.17m (7'1") Bright entrance hall with ceramic floor tiles, carpet to stairs, door to downstairs W.C. and door to:-

W.C. Downstairs

2.16m (7'1") x 1.42m (4'8") Spacious ground floor bathroom with w.c. & w.h.b. part tiled walls and ceramic floor tiles.



Living/Dining Area

3.92m (12'10") x 2.19m (7'2") A lovely bright and spacious open plan living/dining and kitchen with front and rear aspects which capture the morning and evening sun. Laminate timber flooring in the living/dining with a high output multi-fuel stove marble hearth and surround, patio doors to rear garden



Kitchen Area

3.92m (12'10") x 2.19m (7'2") Following from Living/Dining the room opens up to the kitchen area with eye and waist level fitted kitchen with ceramic sink, integrated fridge/freezer, dishwasher, washing machine, electric oven, ceramic hob, extractor, splash back wall tiles and ceramic floor tiles.



1st Floor Landing

3.24m (10'8") x 2.16m (7'1") Carpet on stairs to 1st floor landing with spacious hot press and doors to:

Bathroom

2.13m (7'0") x 1.75m (5'9") Bath with shower screen and Triton power shower, w.h.b with shaver light, w.c. part tiled walls and ceramic floor tiles



Bedroom 1

3.51m (11'6") x 2.91m (9'7") Located to the rear of the house with carpet to floor. This room overlooks the rear garden and has views of the sea.



Bedroom 2

2.13m (7'0") x 1.75m (5'9") To the front of the house with carpet to floor

2nd Floor Landing

2m (6'7") x 2m (6'7") Carpet to stairs and velux roof window



Bedroom 3

5.76m (18'11") x 5.04m (16'6") Lovely spacious room with french doors to the front opening on to small balcony area with beautiful sea views, velux roof window to the rear, carpet to floor, tv point and door to:-



En suite Shower Room

2.02m (6'8") x 1.66m (5'5") Tiled shower stall with Triton T90i electric shower, w.h.b. with shaver light, w.c. part tiled walls and ceramic floor tiles

Outside

To the front the property has cobble lock driveway with off road parking and small lawn, side access leads to enclosed walled rear garden.



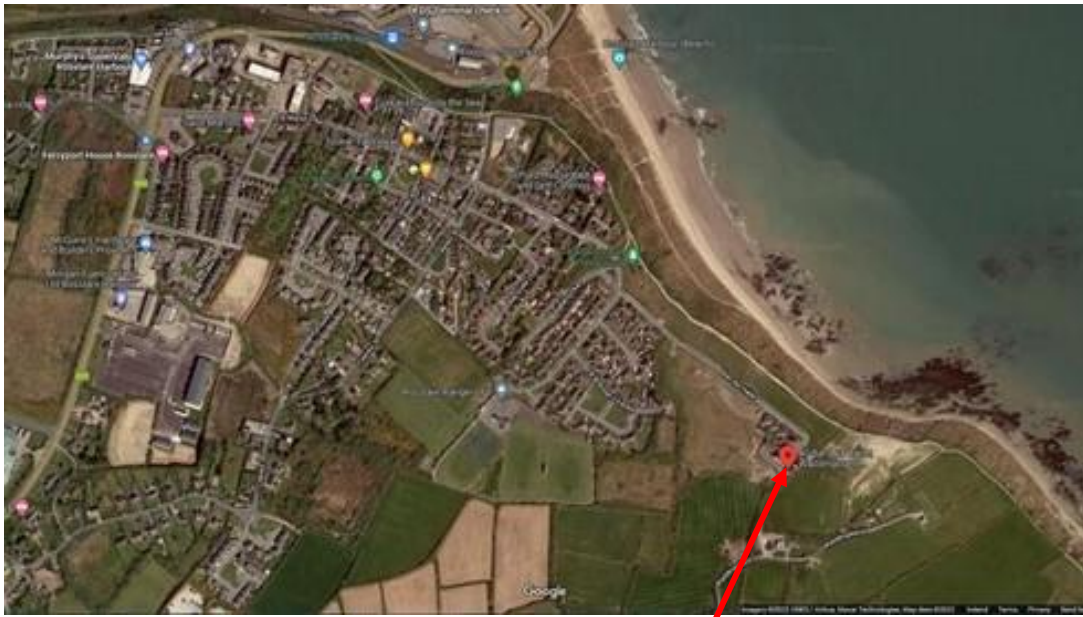
Services

Mains ESB, water, sewerage, double glazed windows and doors, oil fired central heating and multi-fuel stove in living/dining/kitchen.

Included

Carpet, curtain/blinds, light fittings, integrated appliances in kitchen.

Option to purchase contents such as sofa, arm chairs, dining table & chairs and beds which are all in immaculate condition.



Google Location Map

Features

- Spectacular sea views and 200 meters from cliff walk
- Rosslare Europort on your doorstep
- Close to Supermarket, Chemist, Church, Restaurant, Primary School, etc
- House finished to a high standard and upgraded to a B3 energy rating
- Three Bedroom, three bathroom, third floor balcony with stunning views

Directions

Heading into Rosslare Harbour turn right at the Church and drive down road to the very end. You will see water tower follow road along sea front and the house is second on the left. The property will be marked with a For Sale sign.

BER No:

108631342

Viewings

Strictly by appointment, 24 hours' notice required for this property.

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 authorised 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.