

**Price €295,000.00**

**3 Bedroom - Semi-Detached**

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AUCTIONEER VALUER & ESTATE AGENT



## **64 Barr Na Haille Rosslare Harbour Co. Wexford Y35 T2V9**

This three bedroom dormer comes to the market set in a beautiful location in Rosslare Harbour Co Wexford. A two minute walk from a coastal path with spectacular views of the coastline stretching from Carne to Blackwater on a clear day. Rosslare Harbour Ferryport is five minutes drive from the property and the beach is a 10 to 15 minute walk away.



Rosslare harbour is the gateway to Europe and has all the necessary amenities whether you are setting up a permanent home or holiday home. Ten minutes walk from the house you will find Supervalu supermarket, Chemist, Restaurant/Cafe, and Petrol Station. Rosslare Harbour train station operates daily commutes to Dublin or you can travel with Bus Eireann or Wexford Bus depending on your destination. In the surrounding areas you have sea fishing, shore angling, golf courses, great restaurants, hotels, and many other different leisure activities to spend quality time.



The property itself was upgraded in 2018/2019 which is why it comes to the market with a B3 energy rating, a brand new kitchen was fitted, new appliances, flooring, plumbing and upgraded heating system.

Accommodation comprises of entrance hall, sitting-room, downstairs ensuite bedroom, kitchen/dining, utility, downstairs w.c., first floor large bedrooms and bathroom.

PSRA: 003908

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### **Entrance Hall**

7.01m (23'0") x 2m (6'7") Spacious hallway with ceramic floor tiles, stairs to 1st floor and doors to:-

### **Sitting room**

4.07m (13'4") x 3.84m (12'7") To the front of the house with multi-fuel stove, laminate timber flooring.



### **Bedroom 1 Ground Floor**

3.85m (12'8") x 3.28m (10'9") Located to the rear of the house with laminate timber flooring

### **Ensuite shower room**

2m (6'7") x 0.8m (2'7") With ceramic floor tiles, tiled shower stall with Triton T90SR electric shower, part tiled walls, w.h.b. with shaver light and w.c.



### **Kitchen/dining**

8m (26'3") x 3.38m (11'1") This room has windows to the front side and rear allowing plenty of sunlight throughout the day, flooring is half ceramic floor tiles and half laminate flooring, kitchen area has eye and waist level fitted presses with integrated dishwasher, fridge freezer, oven and hob, splashback wall tiles and extractor. (American fridge freezer not included) Door to:-



### **Utility**

2.38m (7'10") x 1.82m (6'0") With ceramic floor tiles, fitted presses and plumbed for washing machine and dryer (appliances not included)



### **Downstairs WC**

2.37m (7'9") x 1.21m (4'0") With ceramic floor tiles, part tiled walls, w.h.b. & w.c

### **1st floor landing**

1.46m (4'9") x 1.19m (3'11") Carpet on stairs to 1st floor landing with large velux roof light, hot press and doors to:-





### Bedroom 2

7.21m (23'8") x 3.45m (11'4") A lovely spacious room with dormer windows to the front and rear, carpet to floor and window to the rear has a view of the sea.



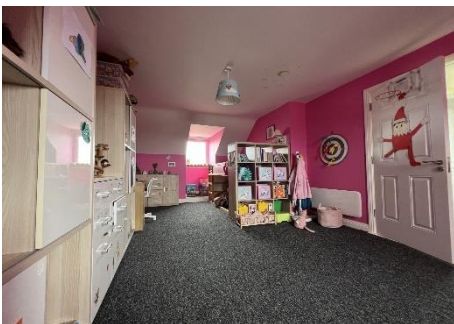
### Bedroom 3

7.21m (23'8") x 4.36m (14'4") With dormer and velux to the front, window to the side and dormer window to the rear with a sea view this is a lovely bright sunny room with carpet to floor.



### Bathroom

2.05m (6'9") x 2.05m (6'9") Bath with shower screen and newly installed power shower, w.h.b. vanity unit with shaver light, velux roof window, ceramic floor tiles and part tiled walls



### SERVICES

The property is serviced by mains ESB, water and sewerage, oil fired central heating, double glazed windows and doors.



### Outside

To the front the property is accessed via cobblelock driveway with small front garden, side access to the rear of the property where the garden boundary is clearly defined by block wall, laid out in lawns with barna shed in back corner.



Rear of House



Rear Garden

## Features

- Walking distance of beautiful beach
- Beautiful location on the coast
- Building Energy Rating Upgraded to B3
- Spacious family home
- Enclosed rear garden

## 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 and the houses are at the end of the development. Continue into Barr na Haille drive down to the end and around to the right and the property is on your right hand side and will be marked with a For Sale sign.

## BER No:

108631334

## 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.