

Price €255,000.00
Detached Bungalow

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



**Sembata Grange Court Rosslare Strand
Co. Wexford Y35 EW92**

A superb opportunity to acquire a property located in the heart of Rosslare Strand walking distance of the beautiful beach, Kelly's Resort Hotel & Spa, Rosslare Golf Club, Coast Hotel, Rosslare Community Centre, Church, Rosslare Primary School, Rosslare train station, Supermarket, Cafe's, Restaurants, and much much more.

Located in a quiet corner of Grange Court an exclusive development of individual properties you will find this 1970's bungalow. The property requires complete upgrading, renovation and decoration. Set on a mature site c. 0.35 acres bounded by walls, trees, plants and hedging, there is definitely the potential to remodel/rebuild this home and create a contemporary retreat in a fantastic setting. A right of way allowing a shortcut to the main strand road is located to the side of the site which is perfect to get to the beach, pop to any of the nearby hotels or cafe's for lunch or dinner.

All the amenities you will need are just short stroll away.

Rosslare Harbour Europort is just a 12 minute drive and you can hop on the ferry to Europe. Rosslare train station is 1.3km from the house you can catch the train to Wexford or commute to Dublin. Wexford Town is 14.6km for all other amenities.

Kilmisten Castlebridge Co. Wexford Y35CH52
& New Work Junction Clonard Wexford

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Entrance Porch

2.49m (8'2") x 1.48m (4'10") Ceramic tiled flooring door to the right leads to sun room and door to right leads into entrance hallway

Sun room

6.42m (21'1") x 3.23m (10'7") Ceramic tiled flooring



Hall

3.06m (10'0") x 1.52m (5'0") Carpet to floor and door to inner hallway

Inner Hall

3.7m (12'2") x 1.75m (5'9") Carpet to floor and doors to:-



Sitting room

5.03m (16'6") x 3.66m (12'0") Windows to front and side

Kitchen area

5.65m (18'6") x 2.01m (6'7") Eye and waist level fitted presses, stainless steel sink, splashback wall tiles and ceramic floor tiles, arch to:-



Dining area

5.65m (18'6") x 2.01m (6'7") Arch to dining room with window to side

Back Hall

4.13m (13'7") x 2.03m (6'8") Window to side and leads to small utility area



Hall to the left of main entrance hall

4.49m (14'9") x 0.88m (2'11")

Bed 1

3.17m (10'5") x 2.72m (8'11") To the front of the house



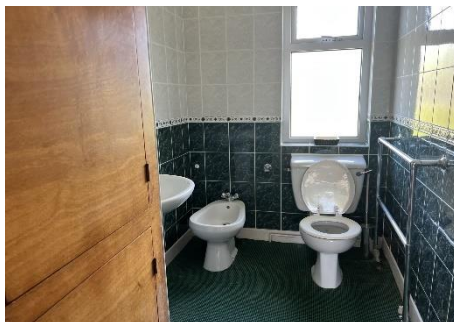
Bed 2

3.7m (12'2") x 3.02m (9'11") To front of the house



Bed 3

3.93m (12'11") x 3.02m (9'11") To rear of the house
(previously door had access to outside currently closed up)



WC

2.74m (9'0") x 1.48m (4'10") With w.h.b, w.c., bidet and hotpress



Bed 4

3.12m (10'3") x 2.9m (9'6") To rear of house



Bathroom

1.74m (5'9") x 1.74m (5'9") With bath, w.h.b. & w.c

Extension to rear

To the rear there is a flat extension c. 16 sq m which is laid out in two rooms with a shower room. The extension is in poor condition.



Rosslare Strand Beach



Features

- An easy stroll to shops, restaurants, cafes, train station
- Walking distance of beautiful beach
- Sought After Village Location
- Set on c. 0.35 acre mature site
- Established private residential development
- Excellent remodel/renovation project



Directions

Heading down the N25 you come to the roundabout where N25 continues for Rosslare Harbour take the 1st exist on the R740 to Rosslare Strand, at next roundabout take 1st exist continue along this road passing Boggans Supermarket on your left hand side, over the railway track and continue on this road taking a right turn into Grange Court, continue around to the left and the property is directly facing you and marked with a For Sale Sign.



BER No:

114999048

Viewings

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



Rosslare Strand towards Rosslare Harbour



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.