

Price €275,000.00

3 Bedrooms - Semi-Detached

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AUCTIONEER VALUER & ESTATE AGENT



**35 Barr Na Haille Rosslare Harbour Co. Wexford
Y35 XH90**



This spacious, modern recently renovated semi-detached three storey property is located overlooking Rosslare Harbour Co. Wexford. The property offers a fantastic opportunity to own a permanent/holiday home in this beautiful location adjacent to cliff walks, sandy beach and Rosslare Europort.



The ground floor offers a generous open plan living/dining/kitchen space filled with light excellent for family gatherings with patio doors leading out to enclosed rear garden.

A newly installed bespoke kitchen is fully equipped with high-quality appliances, stylish cabinets and plenty of storage space.



Accommodation comprises of:- Entrance hall, ground floor w.c., open plan living/dining/kitchen, stairs to 1st floor with two bedrooms and family bathroom, stairs to 2nd floor with master bedroom ensuite with patio door to balcony.

Rosslare Harbour is located on the south east coast of Ireland, there are numerous sandy beaches within a short distance for leisurely walks and many other water activities. There are several golf courses within easy driving distance. Rosslare Harbour has all the necessary amenities for a permanent/holiday home owner such as Supervalu Supermarket, Church, Chemist, Coffee Shop, regular train and bus services to Wexford town and Dublin, a primary school is located just up the road in Kilrane Village and Wexford Town is only 20 minutes drive away.

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Entrance Hall

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

WC Ground Floor

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



Living Area

6.72m (22'1") x 3.41m (11'2") Open plan living/dining & kitchen area, quality laminate timber flooring, multi-fuel stove with marble hearth and surround, windows to front and side and patio doors to rear garden.



Kitchen Area

3.92m (12'10") x 2.25m (7'5") Bespoke fitted kitchen with eye and waist level fitted presses, ceramic sink, integrated fridge/freezer, dishwasher, washing machine, electric oven, ceramic hob, extractor, splash back wall tiles, ceramic floor tiles.

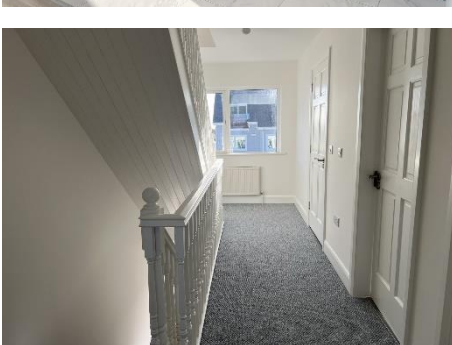
Landing 1st Floor

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, 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 floor to ceiling fitted wardrobes, carpet to floor

Bedroom 2

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



2nd Floor Landing

2m (6'7") x 2m (6'7") Carpet on stairs, velux roof window

Bedroom 3 Master

5.76m (18'11") x 5.04m (16'6") This is a lovely spacious bedroom with patio doors to front opening to balcony area with beautiful sea views, carpet to floor and separate velux window adding extra light. Door to:-



Ensuite Shower Room

2.02m (6'8") x 1.66m (5'5") Tiled shower stall with Triton T90 electric shower, w.h.b., w.c., part tiled walls and ceramic floor tiles.



Outside

To the front the property is accessed via cobble lock driveway, side entrance to the rear to enclosed rear garden laid out in lawn.

Services

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



Included

Integrated appliances as specified in kitchen, carpets, standard fixtures and fittings



Upgrades carried out to property

The property was recently renovated and comes to the market with a new bespoke fitted kitchen and all new appliances, all new tiling and carpets throughout the property, new bathrooms, new multi-fuel stove, new condenser burner and zoned heating, upgraded insulation in attic,

Services: Mains esb, water and sewerage, oil fired central heating, double glazed windows, and doors.

Aerial View – Barr Na Haille Rosslare Harbour Co Wexford



No 35

Rosslare Harbour Ferryport

Features

- Beautiful sea views from balcony
- Recently refurbished
- Presented in excellent condition throughout
- 200 Meters from cliff walk
- Walking distance of Supermarket, Chemist, Restaurants, & Primary School

Directions

Heading into Rosslare Harbour turn right at the Church and drive down road to the very end. You will pass the water tower on your right follow road and around to the right and No 35 is the last on your right and marked with a For Sale sign

BER No:

104341292

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.