

Price €550,000.00
4 Bedrooms - Detached

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AUCTIONEER VALUER & ESTATE AGENT



**28 Barr Na Haille Rosslare
Harbour Co. Wexford Y35 NN62**

This impressive detached property, located five minutes from Rosslare Harbours europort, offers a superb opportunity to purchase a detached home with spectacular sea views.

The house is wonderfully spacious, boasting four generously proportioned bedrooms two of which are ensuite.

This is a property that offers family space and stunning sea views overlooking Rosslare Harbour and coastline that stretches along the south east corner of Wexford.



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The hallway sets the tone for the rest of the house, with its inviting décor, ground to 1st floor feature window to take in the views. The impressive living room is the perfect space to entertain guests, featuring large bay window that floods the room with natural light and super sea views.



The kitchen/dining offers a fantastic blend of style and functionality. The kitchen units are finished to an exceptionally high standard and are complemented wonderfully by the modern appliances. There is plenty of space here for cooking, dining, and socialising. A separate utility room provides additional storage space and adds the practicality edge to the property. The dining area has double doors opening out to the sun room opening up additional entertaining space which leads directly out to the enclosed rear walled garden.



Outside, the boundaries are clearly defined a cobble lock driveway offers ample off road parking for at least three or more cars.



With miles of sandy beaches on your doorstep, there are plenty of opportunities for fishing, swimming, surfing, kayaking and golfing all within 10 minutes drive of the property. Rosslare Harbour offers a range of amenities supermarket, shops, restaurants and bars, guaranteeing that there is always something to do here.



Irish Rail, Bus Eireann and Wexford Bus offer regular services from Rosslare Harbour to Wexford town and to Dublin City and Airport daily.

Viewing of this property is highly recommended to fully appreciate this beautiful home in a spectacular coastal location!!



Location of No 28



Entrance Hall

5.51m (18'1") x 5.36m (17'7") Bright and spacious entrance hall with large feature window ground to 1st floor with spectacular sea views, ceramic tiled floor and doors to:-



Shower Room

2.55m (8'4") x 2.08m (6'10") Located just off hallway with tiled corner shower with Triton Power Shower, w.h.b. & w.c., and ceramic floor tiles.

Living room

6.56m (21'6") x 5.22m (17'2") To the front of the property with large bay feature window with beautiful views of the coastline, solid wood timber flooring, marble fire place with multi-fuel stove, double doors to kitchen/dining.



Kitchen/Dining

7.53m (24'8") x 4.3m (14'1") A super family space with quality fitted solid wood oak kitchen with large centre island perfect for entertaining. The kitchen has more than adequate storage with integrated drinks cooler, double oven, microwave, ceramic hob, double sink, dishwasher, fridge/freezer, extractor, ceramic floor tiles and door to:-



Sun Room

3.92m (12'10") x 3.87m (12'8") Overlooking the rear garden with vaulted timber ceiling, ceramic floor tiles, and french doors to rear garden.



Utility

3.17m (10'5") x 3m (9'10") Fitted with eye and waist level presses, plumbed with washing machine and dryer, ceramic floor tiles, door to storage closet and door to rear garden.

Landing

4.54m (14'11") x 3.07m (10'1") Carpet on stairs to 1st floor landing with beautiful views of the coastline. Doors to:-



Bathroom

3.18m (10'5") x 2.3m (7'7") Part tiled walls bath with shower screen with Triton T90si electric shower, w.h.b. and w.c., velux roof window and ceramic floor tiles.

Bedroom 1 Master

4.97m (16'4") x 4.78m (15'8") To the front of the house with superb sea views, carpet to floor, door to:-



En-suite Bathroom

3m (9'10") x 2.37m (7'9") Part tiled walls with bath, separate corner shower stall with Triton Novel SR electric shower, w.h.b. & w.c., ceramic floor tiles.

Walk-In Wardrobe

3.32m (10'11") x 1.04m (3'5") Carpet to floor with free standing storage.



Bedroom 2

3.5m (11'6") x 3.5m (11'6") To the rear of the house with carpet to floor and door to:-

Bedroom 2 En-Suite Shower Room

2.37m (7'9") x 1.42m (4'8") Tiled shower stall with Triton T90SR electric shower, w.h.b. & w.c., ceramic tiled floor.



Bedroom 3

3.12m (10'3") x 2.98m (9'9") To the rear of house with carpet to floor.

Bedroom 4

4.38m (14'4") x 3.12m (10'3") To rear of house with carpet to floor.

Outside

The property is accessed via cobble lock driveway with ample room for 3+ cars, wrought iron gates to rear of house. Enclosed walled rear garden laid out in lawn.





Enclosed Rear Garden

Services

Mains ESB, Water & Sewerage, Oil Fired Central Heating, Double Glazed Windows & Doors, Oil Fired Central Heating.

Features

- Overlooking Rosslare Harbour and Ferryport - Gateway to Europe
- Coastal path outside your front door
- Spectacular sea views from your living room and bedroom
- Minutes walk from a sandy beach
- Childrens playground three minutes walk from the house
- Detached spacious four bedroom home
- Supermarket, restaurants, etc., all a 10 minute walk away

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 No. 28 is the second house on your right side.

Viewings

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

BER No: 117259598

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