

Price €415,000.00

4 Bedrooms - Detached

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



82 Portside Rosslare Harbour Co. Wexford Y35 DX5X

Excellent four bedroom detached home in a lovely established residential development in Rosslare Harbour.

Built around 2005 the property comes to the market tastefully presented and has been well maintained and cared for by the current owners. To the front the property is accessed via cobblelock driveway with ample room off road for two cars, and small well maintained landscaped front garden. Access to the rear from either side of the dwelling opens up to a beautifully landscaped sunny rear garden with two paved patio areas.

Accommodation comprises of entrance hall, living-room, kitchen/dining, utility, downstairs w.c., ground floor bedroom with ensuite, stairs to 1st floor landing with three bedrooms one ensuite and family bathroom.

Viewing of this property is highly recommended.



Rosslare Harbour itself offers an abundance of amenities with Rosslare Europort on your doorstep. Irish Rail/Bus Eireann and Wexford Bus run daily services to Dublin Via Wexford and a local link service runs daily from Rosslare Harbour to Wexford.

Rosslare Harbour is a boat trip away from Europe so easy access for those that like to travel abroad without getting on a plane. Local amenities such as Supervalu, Pharmacy, shops, church, hardware store, etc., are only 1km from the house and Kilrane National School is only a 3 minute drive. For all other necessary amenities Wexford town is 15.5kms approximately.

The house is wheelchair accessible, alarmed and fitted with EFibre broadband.



Entrance Hall

5.13m (16'10") x 2.03m (6'8") With ceramic floor tiles, under stairs storage, stairs to first floor and doors to:-



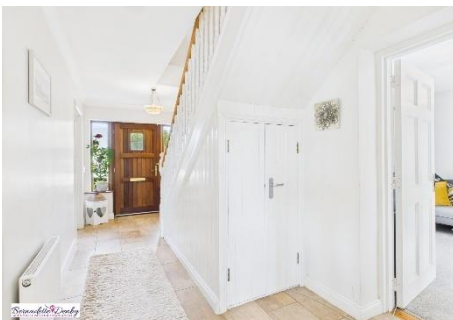
Living Room

5.29m (17'4") x 4.13m (13'7") Lovely family room tastefully presented with semi-solid timber flooring, alcoves with fitted units, wood burning stove with cast iron surround and marble hearth, tv point and large window to the front of house.



Kitchen/Dining

5.23m (17'2") x 3.67m (12'0") With eye and waist level fitted presses, gas hob, extractor, electric oven, fridge, dishwasher, black marble worktop and splash back, stainless steel sink basins, water softener, recessed ceiling lights, ceramic floor tiles and patio doors to rear garden and door to:-



Utility

1.61m (5'3") x 1.29m (4'3") Plumbed with washing machine and freezer, ceramic tiled floor.



WC

1.89m (6'2") x 1.48m (4'10") Floor to ceiling ceramic tiles w.h.b. and w.c.

Bedroom 1/Home Office

3.57m (11'9") x 3.28m (10'9") Ground floor bedroom to the front of the house currently used as office space. Carpet to floor, tv point and door to:-



Ensuite Shower Room

2.55m (8'4") x 1.98m (6'6") Tiled floor and part tiled walls, shower stall with Mira power shower, whb with shaver light, w.h.b. and w.c.



Landing

3.86m (12'8") x 2.32m (7'7") Carpet on stairs to 1st floor landing with hotpress, staira access to attic which is partly floored, doors to:-

Bedroom 2

3.02m (9'11") x 2.29m (7'6") Single bedroom to the rear of house with carpet to floor



Bedroom 3

3.48m (11'5") x 3.11m (10'2") Double bedroom to rear of house with carpet to floor.

Bedroom 4

4.4m (14'5") x 3.62m (11'11") Master bedroom to the front of house with carpet to floor, tv point and door to:-



Ensuite Shower Room

2.83m (9'3") x 0.92m (3'0") Floor to ceiling ceramic tiles, Triton T90z electric shower, w.h.b. with shaver light, w.c., window to side.



Bathroom

2.54m (8'4") x 1.78m (5'10") Family bathroom with floor to ceiling tiles, Superjet power shower over bath, w.h.b with shaver light, w.c., window to front of house.

Services

Mains esb, water & sewerage, oil fired central heating, double glazed windows, timber front door, fitted smoke & carbon monoxide alarms, EFibre broadband, house alarm, ring doorbell, and wheelchair accessible.

Contents Included

Appliances as specified in Kitchen and utility, carpets, curtains, blinds, light fittings, and two garden sheds.



Development Costs

The development is in charge of the local authority and there is a Residents Association that looks after the open areas. (current annual charge - €50.00p.a.)





Features

- 4 Bedroom Detached Home circa 123 sq m built c. 2005
- EFibre Broadband & Alarmed
- Wheelchair Accessible
- 1 km from Rosslare Harbour`s sandy beach
- 1 km from cliff top walk
- 650 meters from playground and outdoor gym
- 1.4 kms from train station at Rosslare Europort

Directions

On entering Rosslare Harbour turn right at the church, continue down this road for approximately 600 meters and turn right onto Cawdor Street, continue for 290 meters and turn right into Portside and the property is the second on the left.

BER No:

104985809

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.