

FOR SALE

AMV: €199,000

File No. E236.CWM



1163 Cawdor Street, Rosslare Harbour, Co. Wexford Y35 N8C0

- Turn-key newly refurbished mid-terrace cottage in Rosslare Harbour.
- Walking distance to all amenities including Café, Supervalu Supermarket, Pharmacy and Rosslare Harbour Europort.
- Built in 1906 this two-bedroom mid-terrace cottage is an ideal holiday retreat or downsizing property.
- The accommodation in brief: Entrance hall, sitting room, two bedrooms and kitchen & shower room.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

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Located in the heart of the charming coastal village of Rosslare Harbour, 1163 Cawdor Street, Rosslare Harbour, Co. Wexford is a beautifully refurbished mid-terrace cottage that perfectly blends traditional character with modern comfort. Originally built in 1906 and thoughtfully renovated to a high standard in 2025, this turn-key property offers an ideal opportunity for those seeking a holiday retreat by the sea, a downsizing option, or a low-maintenance coastal home.

Extending to c. 55 sq.m., the accommodation is bright, practical and well designed. The layout briefly comprises a welcoming entrance hall, a comfortable sitting room featuring a solid fuel stove with back boiler, two bedrooms, and a newly fitted kitchen alongside a newly renovated shower room. The recent refurbishment has ensured the property is ready for immediate occupation, with a brand-new kitchen and bathroom, updated finishes throughout, and a warm, inviting interior that retains the charm of its early 20th-century origins.

Externally, the property enjoys a private east-facing front garden, laid in lawn with a patio area and mature boundaries providing a pleasant space to relax and enjoy morning sunshine. To the rear is an enclosed courtyard with two useful outbuildings suitable for storage. A rear pedestrian lane provides convenient access, maintained collectively by residents, while street parking is available to the front of the property.



One of the key attractions of this home is its highly convenient location. Situated within easy walking distance of the village centre of Rosslare Harbour, the property enjoys immediate access to local shops, cafés, schools, restaurants and everyday amenities. The nearby Rosslare Europort is also within walking distance, providing ferry connections to the UK and Europe, making the property particularly attractive as a holiday base or for those who enjoy travelling.

The property is also ideally positioned just a short drive from the vibrant county capital of Wexford Town, only 20 minutes drive with a superb daily bus service to Wexford & Dublin. Wexford Town offers an excellent range of amenities including boutiques, restaurants, cafés, supermarkets, schools and cultural attractions such as the renowned National Opera House. The town also hosts the internationally celebrated Wexford Festival Opera, drawing visitors from around the world each year. The surrounding area is famous for its scenic coastline, sandy beaches and outdoor leisure opportunities, including nearby Rosslare Strand, known for its blue-flag beach and excellent golf links.

Kehoe & Associates is proud to present this charming and conveniently located property to the market. With its complete refurbishment, manageable size and superb village setting close to the coast and Wexford Town, 1163 Cawdor Street represents an excellent opportunity for buyers seeking a ready-to-enjoy home in one of County Wexford's most accessible seaside communities.

Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Porch 2.23m x 0.94m Tiled flooring.

Door leading through to:

Sitting Room 4.99m x 3.29m Tiled flooring throughout, large window overlooking front garden and easterly facing patio, feature Stanley stove with back boiler and timber mantel overhead. Vaulted ceiling, electrical points.

Door leading through to:

Bedroom 2 3.30m x 2.22m Tiled floor throughout, electrical point, window overlooking front hallway.

From Sitting Room door with feature glass panel leading through to:

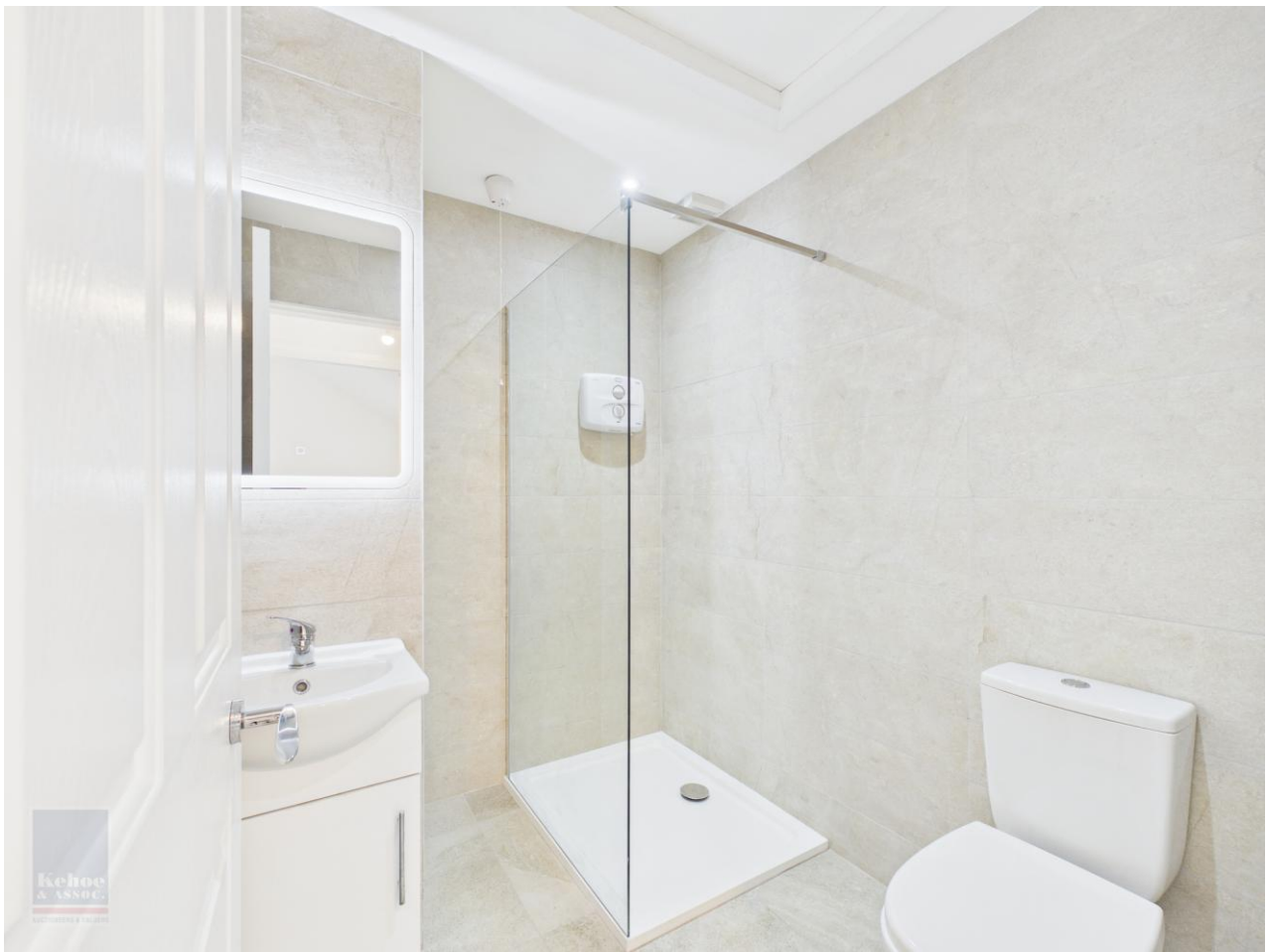




ACCOMMODATION

Inner Corridor	1.84m x 0.94m	Tiled flooring throughout.
Bedroom 1	3.30m x 3.00m	Tiled flooring throughout, ample electrical sockets, large window overlooking rear courtyard.
Shower Room	2.13m x 1.81m	Newly refurbished throughout with tiled flooring, floor to ceiling tile surround, Triton 990 electric shower with glass panel wall, w.h.b with cabinetry underneath and mirror and lighting overhead, hot-press behind with insulated tank and w.c.
<i>From Central corridor:</i>		
Kitchen/Dining Room	3.30m x 3.27m	Tiled flooring throughout, fully fitted newly installed kitchen with floor and eye level cabinets, stainless steel double drainer, integrated doors for fridge freezer, space for oven and hob under extractor fan built into overhead storage cabinetry. Dual aspect with both windows overlooking rear courtyard. Pedestrian door leading out to rear courtyard.

Total Floor Area: c. 55 sq.m / 592 sq.ft







Features

- Walking distance to all amenities in Rosslare Harbour
- Complete refurbishment in 2025
- New kitchen & bathroom
- Built in 1906
- Extending to c. 55 sq.m / 592 sq. ft.

Outside

- Private east facing front garden in lawn with patio and mature boundaries.
- Enclosed rear courtyard.
- Two outbuildings suitable for storage.
- Rear pedestrian access from the lane which is managed by each resident.
- Street parking

Services

- Mains water
- Mains drainage
- OFCH with back boiler on the solid fuel stove
- Broadband available
- Triple glazed windows

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Directions: Eircode: Y35 N8C0



Building Energy Rating (BER): E2 BER No. 118864594
Energy Performance Indicator: 372.11 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

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