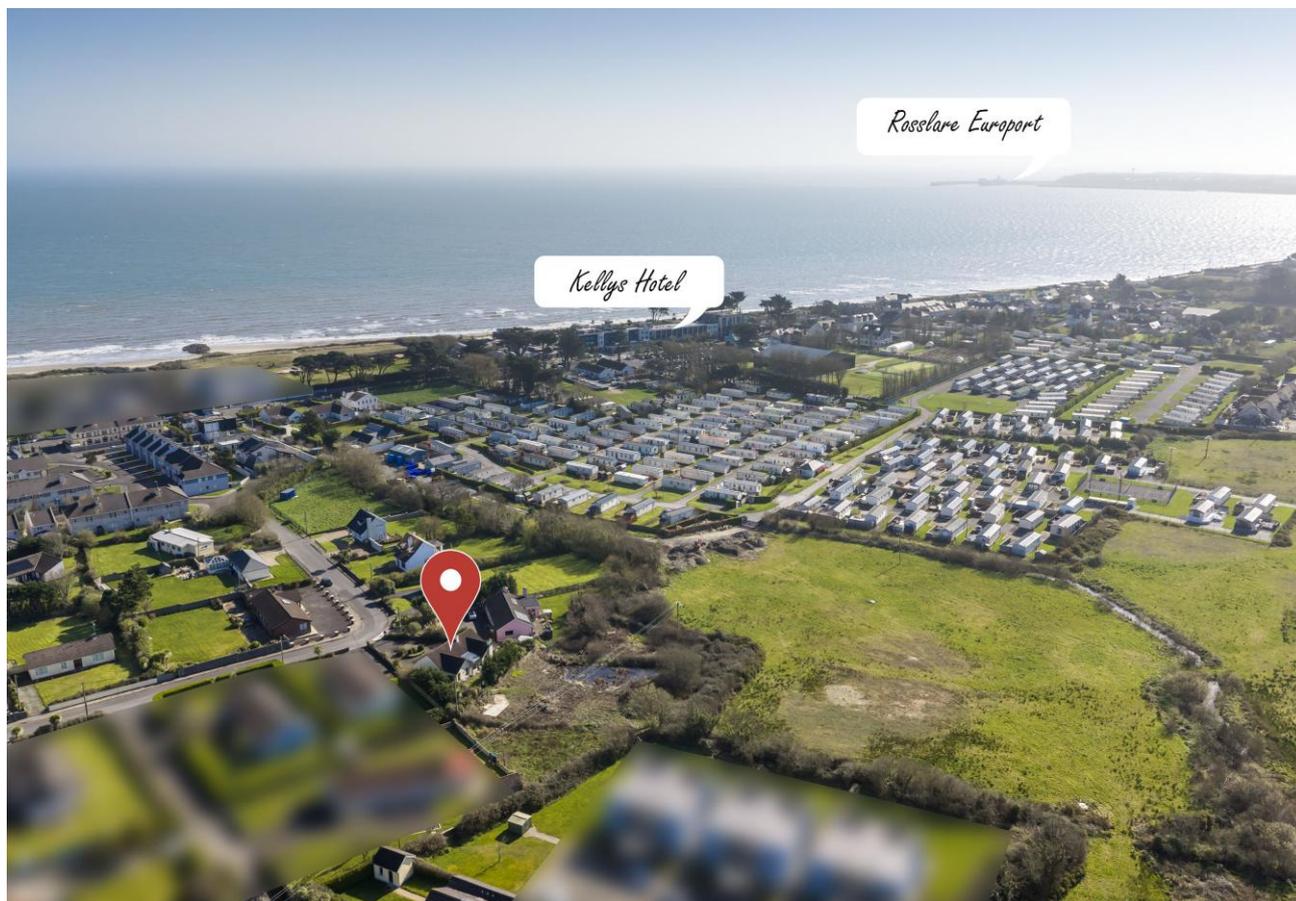


FOR SALE

AMV: €475,000

File No.E272.CWM



“Lansing”, Grange Court, Rosslare Strand, Co. Wexford Y35 YH70

- A charming coastal home in the heart of Rosslare Strand, a detached bungalow with exceptional potential.
- Three double bedrooms, two bathrooms (one ensuite) with a newly installed kitchen and spacious open plan living and dining areas with feature open fire. Extending to c. 136 sq.m.
- A large south-westerly rear garden with patio area on a c. 0.51-acre site.
- Within walking distance of Rosslare’s Blue Flag Beach and all village amenities.
- Accommodation comprises of an entrance hall, kitchen newly installed in 2018, dining room and sitting room with open fire and sliding doors. Three double bedrooms with master en-suite and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**



“Lansing”, Grange Court, Rosslare Strand, Co. Wexford Y35 YH70

“A Charming Coastal Home in the Heart of Rosslare Strand”

Set in one of Rosslare Strand’s most sought-after locations, “*Lansing*” is a beautifully positioned detached bungalow offering the perfect balance of comfort, space, and coastal living. Built in 1980’s and extending to approximately 136 sq.m, this delightful residence sits on a generous 0.51-acre site with mature, private boundaries and a sunny south-westerly aspect. The large rear garden and patio area create a tranquil outdoor haven, ideal for relaxing or entertaining during the long summer evenings.

The accommodation is well-proportioned and light-filled throughout. Upon entering, the hallway leads to a newly installed kitchen, a spacious dining area, and a comfortable sitting room with a feature open fire and sliding doors opening directly to the garden patio. The triple-aspect bay window fills the space with natural light, creating a welcoming ambiance. There are three double bedrooms—one ensuite—and a modern family bathroom, providing ample room for family living or guests.

A conservatory centred at the rear offers great potential for future development or conversion, This home combines practicality with potential, making it ideal as a permanent residence, a coastal retreat, or a lucrative holiday investment.



Prime Location

Few properties can match “*Lansing’s*” exceptional location. just 100 yards to a pedestrian walkway adjacent to Strand Road, placing Rosslare’s renowned Blue Flag Beach just a short stroll away. The village’s charming amenities—including *Kelly’s Resort Hotel & Spa*, *Coast Hotel Rosslare Strand*, local boutiques such as *The French Connection Clothing Store*, and an array of restaurants, pubs, and leisure activities, pharmacy—are all within easy walking distance. Golf enthusiasts will appreciate proximity to *Rosslare Golf Club*, while water sports and scenic coastal walks are right on your doorstep.

This is a rare opportunity to secure a substantial coastal home in a premier Rosslare Strand location. Viewing is highly recommended to fully appreciate all that *Lansing* has to offer.



ACCOMMODATION

Storm Porch	5.77m x 1.19m	Concrete patio slabs leading to solid teak timber door.
Entrance Foyer	6.12m x 1.79m	Carpeted flooring, wall mounted light.
Kitchen	3.62m x 2.75m	Fully renovated in recent years, tiled flooring, fully fitted brand new kitchen to include floor and eye level cabinets, ample worktop space, tiled splashback, double drainer stainless steel sink under window overlooking side garden, two large pictures windows overlooking front driveway, Belling fridge freezer, pantry drawers, open shelving, Bosch dishwasher, integrated Whirlpool oven, Dimplex microwave, Indesit four ring electric hob under Belling extractor fan.
<i>Door leading through to:</i>		
Dining Room	3.62m x 3.27m	Carpeted flooring, two windows overlooking side gardens.
<i>Open Alcove leading through to:</i>		
Large Sitting Room	4.83m x 3.62m	Dual aspect with windows overlooking rear garden and sliding door leading out to the gardens. Carpeted flooring throughout, open fireplace with tile surround and tile hearth.
<i>Door leading through to:</i>		







ACCOMMODATION

Central Hallway 5.63m x 1.09m Storage cupboard with open shelves and electric timer.

To right of Entrance Foyer leading to:

Hallway 6.78m x 1.08m Carpeted flooring throughout.

Bedroom 1 3.64m x 3.05m Carpeted flooring, two windows overlooking front gardens, built in wardrobe recessed into the same wall allowing expansive space in this bedroom.

Bedroom 2 3.62m x 3.01m Carpeted flooring, built in treble bay wardrobe, large window overlooking.

Bedroom 3 3.63m x 3.62m Carpeted flooring throughout, two window overlooking rear garden, built in twin wardrobe.

Door leading through to:

En suite 2.45m x 1.07m Lino flooring, shower with electric Myra Elite shower, tile surround, w.h.b with tiled splashback and w.c.



ACCOMMODATION

Family Bathroom	2.31m x 2.32m	Tiled flooring, bath with separate wall mounted shower faucet and shower doors, tiles surround, w.h.b with tiled splashback, mirror and lighting overhead and w.c.
Hot-press		Open shelves, Stira access to attic overhead.
<i>From Central Hallway, door leading to:</i> Conservatory Area	4.92m x 3.32m	Concrete patio tiles with timber and Perspex roof overhead and aluminium windows and door leading through to rear garden.
Internal Boiler House	1.54m x 1.33m	Firebird Popular boiler with supporting timber. Tiled flooring, open shelves.

Total Floor Area: c. 136 sq.m / 1,464 sq.ft







Features

- 4 minutes walking distance to the Rosslare Blue Flag Beach
- Built in 1980's
- Detached bungalow with much potential
- Three bedrooms, two bathrooms
- Extending to c. 136 sq.m

Outside

- Large south westerly rear garden
- Extending to c. 0.51 Acres site
- Private tarmacadamed driveway around circular planting.
- Garden in lawn to side and rear.
- Large expansive garden to the rear with significant potential (in need of drainage)
- Large concrete base to support summer cabin or garage

Services

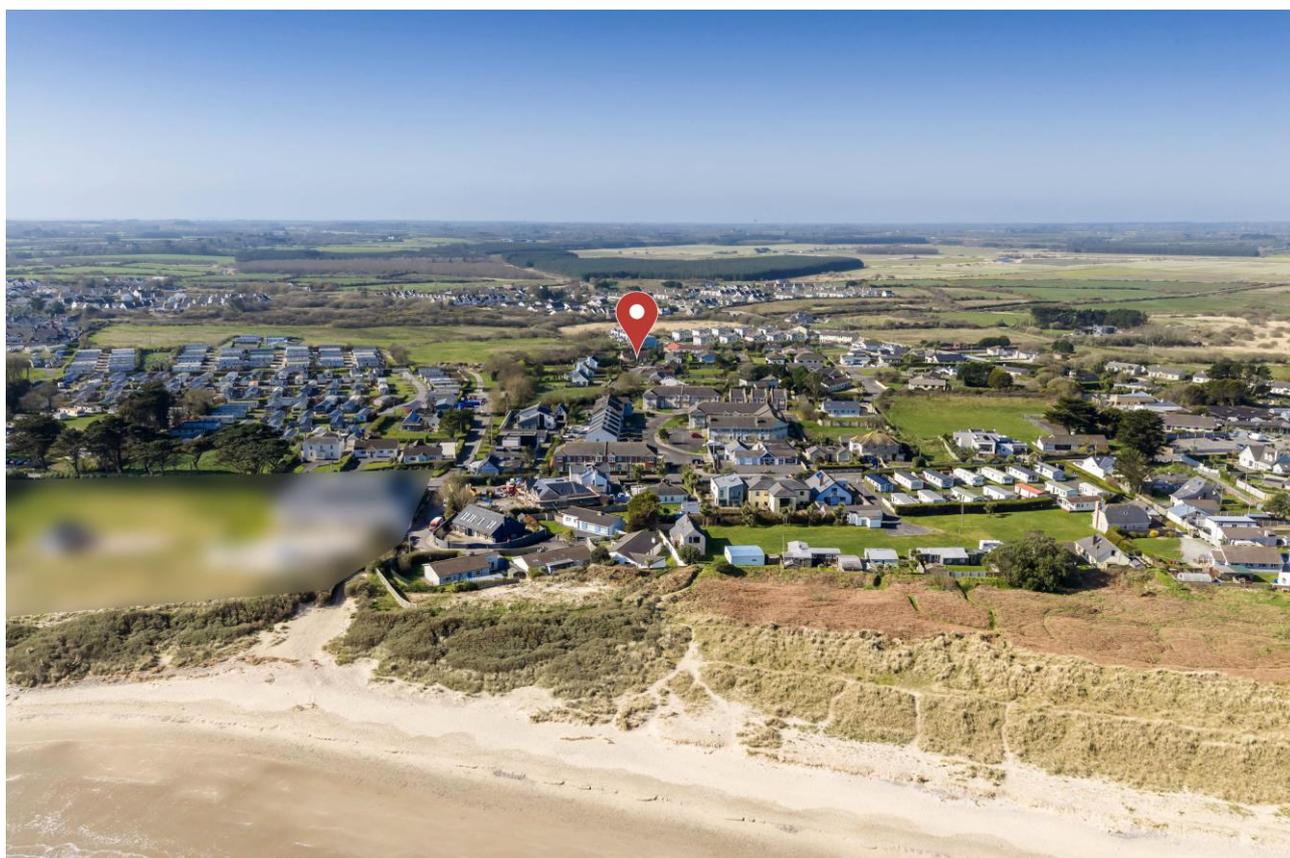
- Mains water
- Mains drainage
- OFCH
- Fibre broadband available

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

Directions: Eircode: Y35 YH70







Building Energy Rating (BER): D2 BER No. 105136170
Energy Performance Indicator: 288.53 kWh/m²/yr

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

Sales Agent

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141