

# FOR SALE

AMV: €245,000 (Fully Furnished)

File No. C580.BF



## 29 Southbay Point, Strand Road, Rosslare Strand, Co. Wexford

- This superb three-bedrooomed first floor apartment is located within an exclusive gated development situated on Strand Road, in the heart of Rosslare Strand, literally across the road from the beach and a short stroll from an excellent selection of hotels, pubs, restaurants and village amenities.
- The property has been well maintained over the years, tastefully decorated throughout, and is presented to the market in excellent condition. It is offered for sale fully furnished providing a rare turn-key opportunity in this highly sought-after location.
- Excellent transport links are available nearby, with regular bus and train services. Wexford Town, home to the National Opera House and wide range of shopping and dining options, is approximately a 15 minute drive.
- Early Viewing is highly recommended to appreciate all that this exceptional coastal property has to offer. Contact Wexford Auctioneers Kehoe & Associates 053-9144393 or [info@kehoeproperty.com](mailto:info@kehoeproperty.com)

## 29 Southbay Point, Strand Road, Rosslare Strand, Co. Wexford

**Description:** This superb three-bedroomed first floor apartment is located within an exclusive gated development situated on Strand Road, in the heart of Rosslare Strand. Just a short stroll from the renowned Kelly's Resort Hotel, the stunning Blue-Flag Beach and an excellent selection of pubs, restaurants and all village amenities, the property enjoys a truly enviable coastal setting.

The property has been well maintained over the years, tastefully decorated throughout, and is presented to the market in excellent condition. It is offered for sale fully furnished providing a rare turn-key opportunity in this highly sought-after location. The accommodation is bright and spacious and comprises an entrance hall, an open-plan living/dining room with open fireplace, a well appointed kitchen, three generously proportioned bedrooms (one ensuite) and family bathroom.

No 29 Southbay Point offers a low maintenance lifestyle with the beach literally across the road. The development is enhanced by well-tended communal gardens, ample carparking, and on-site children's play area.

Excellent transport links are available nearby, with regular bus and train services. Wexford Town, home to the National Opera House and wide range of shopping and dining options, is approximately a 15 minute drive, while Rosslare Euro Port is just 10 minutes away.

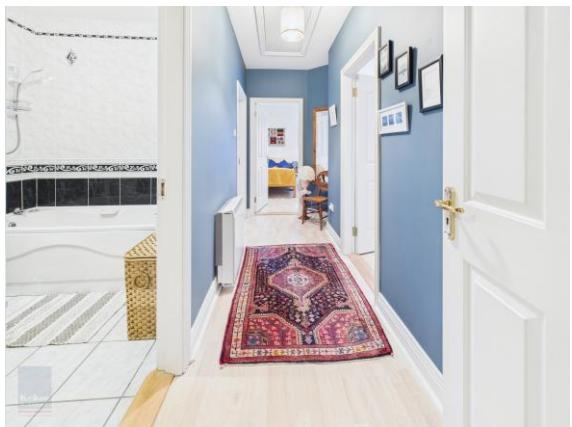


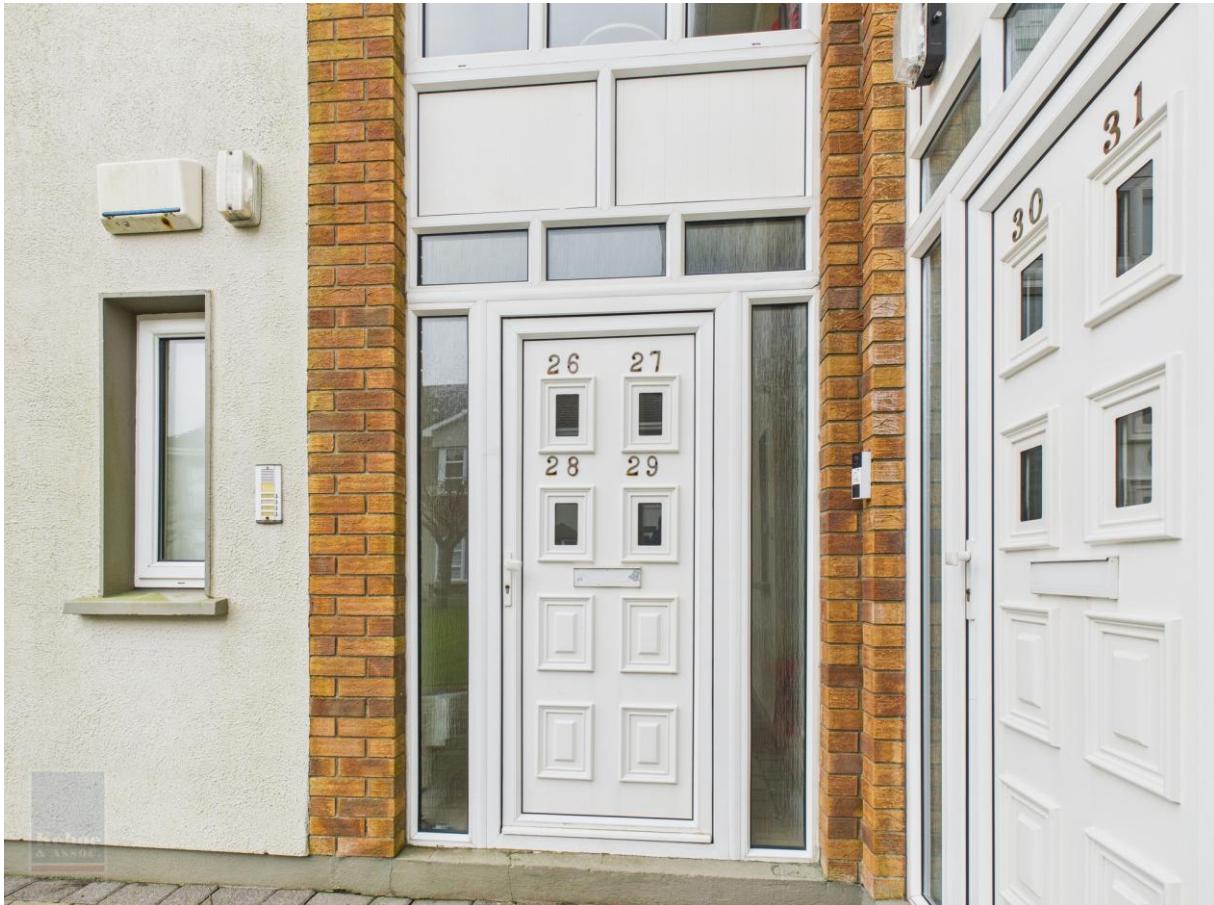


## ACCOMMODATION

Entrance Hallway	1.96m x 1.55m	With spacious cloaks closet, hotpress with dual immersion and laminate floor.
Open Plan Living Room/Dining Room	8.12m x 4.78	With marble open fireplace and laminate floor.
Kitchen	2.32m x 4.07m (max)	With excellent range of built-in floor and eye level units, electric oven, hob, extractor, washing machine, 12 place dishwasher, fridge and freezer, part-tiled walls and tiled floor. Fold-out breakfast bar with matching bar stools.
Inner Hallway	4.09m x 1.29m	With laminate floor.
Bathroom	2.68m x 1.97m	Fully tiled, bath with power shower over, w.c and w.h.b Excellent chrome shelving and hanging facility.
Bedroom 1	3.00m x 3.22m	With built-in wardrobes and laminate floor and shower room ensuite.
Ensuite	1.77m x 1.43m	Fully tiled. Shower cubicle with electric shower, w.c. w.h.b., towel rails and mirrored wall cabinet.
Bedroom 2 /Office	2.91m x 4.00m (max)	With office desk, shelves, swivel office chair and laminate floor.
Bedroom 3	3.46m x 3.24 (max)	With built-in wardrobe, dressing table unit and laminate floor.

**Total Floor Area: c. 80.45 sq. m. / 866 sq. ft.**





## Features

- Adjacent to Blue Flag beach.
- Close to all amenities.
- 5 minutes' walk from Kelly's Resort Hotel & Sea Spa.
- Convenient to Golf Club.
- Turn-key package ready for immediate occupation.

## Outside

- Exclusive gated complex.
- Extensive well-maintained communal gardens.
- Ample carparking.
- Small play area.
- Intercom access.

## Services

- Mains water.
- Mains drainage
- Mains electricity.
- uPVC double glazing
- Electric Storage heating
- Open fireplace.

**NOTE:** All carpets, curtains, blinds, electrical appliance, light fittings and furniture are included in the sale. All personal items are expressly excluded from the sale.

**SERVICE CHARGE:** The service charge is €2,000 per annum.

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

**DIRECTIONS:** Eircode Y35YE33



**Building Energy Rating (BER): D2 BER No. 110818333**

**Energy Performance Indicator: 271.6 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

**Contact No: 0872501492**

**Email: [bernie@kehoeproperty.com](mailto:bernie@kehoeproperty.com)**



**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

**[www.kehoeproperty.com](http://www.kehoeproperty.com)**

Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



**Kehoe & Assoc.**

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. PRA No. 002141