

FOR SALE

AMV: €435,000

File No.E268.CWM



58 Seabury, Rosslare Strand, Co. Wexford Y35 K197

- This beautifully maintained, 4-bedroom semi-detached home is ideally located in the heart of Rosslare Strand. Just a short stroll from the Blue Flag beach and all local amenities.
- Built in 2004 extending to c. 145 sq.m. this bright and spacious property offers modern comfort in a peaceful cul-de-sac setting. Perfect as a permanent residence, holiday retreat, or investment opportunity.
- Accommodation comprises of entrance hall, sitting room with insert for stove, ground floor bedroom with built in wardrobes, guest w.c. Kitchen / dining room, with vaulted sunroom leading to south westerly garden, utility room. Upstairs a master bedroom with built in wardrobes & en-suite, two further bedrooms each with wardrobes built in, a family bathroom & large hot-press.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**



58 Seabury, Rosslare Strand, Co. Wexford Y35 K197

Kehoe & Associates are delighted to present No. 58 Seabury, a beautifully maintained four-bedroom semi-detached residence located in the heart of the ever-popular seaside village of Rosslare Strand. Perfectly positioned within a quiet cul-de-sac and overlooking a large communal green, this superb home offers both space and comfort in a prime coastal setting.

Built in 2004 and lovingly cared for by its original owner, the property extends to approximately 145 sq.m. and is presented in excellent condition throughout.

The well-proportioned accommodation comprises an inviting entrance hall, a bright sitting room featuring an insert for a stove, a spacious kitchen/dining area opening to a vaulted sunroom, and a practical utility room. The ground floor bedroom is tiled with built-in wardrobes ideal for visitors or use as a home office and there is guest w.c. with potential to build in a wet room shower. Upstairs, the master bedroom features built-in wardrobes and an en-suite, alongside two additional bedrooms (each with built-in wardrobes), a large family bathroom, and a generous hot press for additional storage.



Externally, the home enjoys a peaceful setting with the sought after south westerly gardens and views to the front over the communal green. The Seabury development is a much sought-after address, known for its beautifully maintained environment and excellent convenience.

Located just a short stroll from the stunning Rosslare Blue Flag Beach and Rosslare Train Station, this property is within immediate reach of all local amenities including shops, cafés, restaurants, pubs, hotels, and the transport links including bus, rail and sail—literally everything you need right on your doorstep. Water sports, golf, and coastal walks are all part of daily life in this vibrant seaside community.

Whether you are searching for a holiday retreat, a sound investment, or a permanent home by the sea, No. 58 Seabury offers an exceptional opportunity in one of Wexford's most desirable coastal locations.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



ACCOMMODATION

Entrance Hall	4.98m x 2.96m (max)	Tiled flooring, double height vaulted ceiling with Velux overhead and balcony front first floor overlooking front doorway, new composite door installed, recess lights throughout, prewired for alarm sensors and telephone point.
<i>Door leading through to</i> Sitting Room	3.99m x 3.65m	Carpeted flooring, Phoenix insert fire stove, granite tile surround hearth with a natural stone mantel piece, tv points and electrical points, large window overlooking cobble lock driveway and front gardens.
Kitchen	3.13m x 2.80m	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinetry, stainless steel sink with ample worktop space surround and mosaic tile splashback under large window overlooking south westerly facing garden, Zanussi built in oven with Zanussi four ring hob and extractor fan overhead, Hoover fridge freezer, open storage shelves and glass door display cabinetry.

Open plan leading to:





ACCOMMODATION

Living Area	4.23m x 3.43m	Carpeted flooring, feature bay window with recess lights overlooking side garden.
<i>Open alcove to:</i>		
Dining Room/Sunroom	3.27m x 3.63m	Double height vaulted ceiling. Carpeted flooring throughout, dual aspect windows with French doors leading out to south westerly facing patio and enclosed garden, recess light and Velux overhead.
Utility Room	2.00m x 1.49m	Tiled flooring, worktop space with Zanussi washing machine and Creda dryer, open shelving overhead and door leading through to rear garden.
Guest Bathroom		Tiled flooring, w.h.b and w.c.
Bedroom 4/Second Sitting Room	2.92m x 2.86m	Tiled floor, built in wardrobes. Window overlooking front garden.
<i>Timber staircase leading to:</i>		





ACCOMMODATION

First Floor

Landing Area	1.51 x 3.82m	Carpeted flooring.
Master Bedroom	3.67m x 4.78m	Carpeted flooring, built in wardrobes, plug points, window overlooking front driveway.
En suite	2.47m x 2.32m	Tiled floor, floor to ceiling tile surround, enclosed shower with glass doors, Triton T90 electric shower, w.h.b with mirror and lighting overhead and w.c.
Bedroom 2	2.93m x 2.88m	Carpeted flooring, built in wardrobes, window overlooking front garden.
Bedroom 3	2.86m x 2.80m	Carpeted flooring, built in wardrobes, window overlooking rear garden
Family Bathroom	1.77m x 2.80m	Tiled floor, floor to ceiling tile surround, bath, w.h.b & w.c.

Total Floor Area: c. 145 sq.m / 1,560 sq.ft









Features

- Sought after location in Rosslare Strand
- Short stroll to Blue Flag beach and village amenities
- Built in 2004
- Semi Detached
- 4 bedrooms 3 bathrooms
- Measures c. 145 sq.m.

Outside

- Southwestern garden with patio
- Minutes' walk from Rosslare Train Station
- Private driveway with ample overflow car parking areas
- Enclosed with side gate and footpath surround

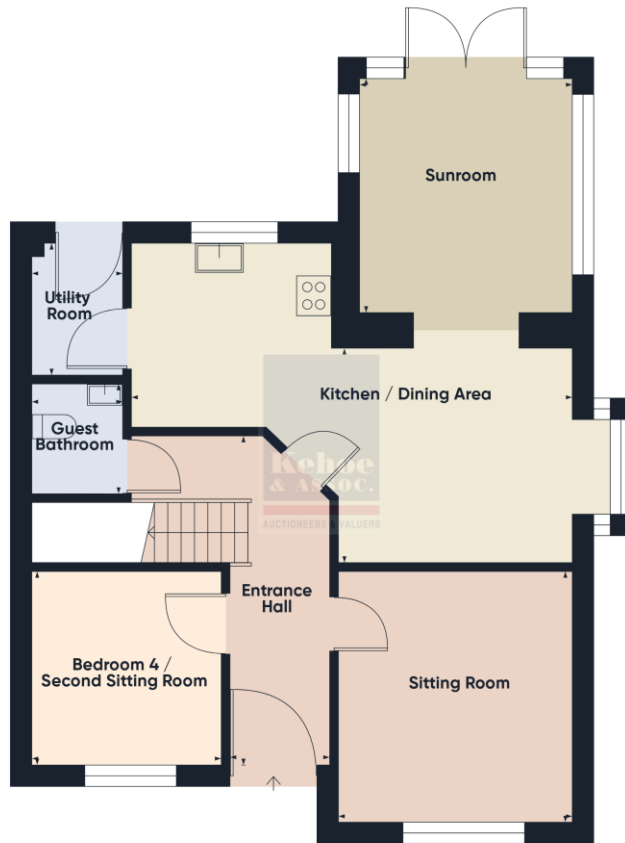
Services

- Mains Water
- Mains Drainage
- OFCH (installed in 2016 with a new tank installed 2022)
- Fibre Broadband
- Water Softener

Note: Management Fee is €300 per annum. This pays for general maintenance of the common areas.

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 K197



Floor 0



Floor 1



Building Energy Rating (BER): B3 BER No. 118881952
Energy Performance Indicator: 149 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