

FOR SALE

AMV: €495,000

File No.E468.CWM



9 Clearwater Cove, Rosslare Strand, Co. Wexford Y35 X230

- Nestled in one of the most sought-after locations in Rosslare Strand, this impressive four-bedroom residence is just 250 metres from the beautiful 'Blue Flag' beach. Imagine beginning each morning with a relaxing stroll along the shoreline.
- Originally constructed in 2005 and tastefully renovated in 2023, the property extends to approximately 149 sq.m and offers far more than just a home — it delivers an exceptional lifestyle. Everyday conveniences including local shops, a pharmacy, and a post office are all within easy reach.
- The accommodation features a welcoming entrance hallway with vaulted ceilings, a spacious sitting room with a newly installed inset log stove and dual-aspect views overlooking both the enclosed patio and front garden, guest w.c., and an open-plan kitchen, dining and utility area. A much-loved sunroom with sliding doors opens onto the rear garden. Upstairs comprises four bedrooms, including a master bedroom with ensuite, along with a stylishly refurbished family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



Welcome to Coastal Elegance at 9 Clearwater Cove, Rosslare Strand, Co. Wexford - Y35X230

Discover a tranquil coastal retreat in the heart of Rosslare Strand with this exceptional four-bedroom residence at 9 Clearwater Cove. Originally built in 2005 and stylishly refurbished in 2023, the property seamlessly blends contemporary elegance with timeless seaside charm. Extending to approximately 149 sq.m, this beautifully presented home offers generous and thoughtfully designed living spaces, perfectly suited to both everyday family life and effortless entertaining, indoors and out within the private landscaped gardens. Positioned within a premium and highly sought-after development, the property enjoys an enviable setting just moments from the pristine sands of Rosslare Strand's renowned Blue Flag beach.

Life here is defined by convenience, relaxation, and a strong sense of community. The vibrant village of Rosslare Strand is only a short stroll away, offering an excellent selection of charming cafés, restaurants, boutique shops, and essential local amenities. Residents can also enjoy nearby leisure facilities including a golf club, water sports, scenic coastal walks, and popular summer markets, all contributing to the unique lifestyle this sought-after destination provides.



Ideally located, the property is within easy driving distance of Wexford town, where an array of cultural attractions, shopping centres, and lively social venues await. Excellent transport links further enhance the appeal, with nearby rail and public transport services providing easy connectivity for commuting and travel. Rosslare Europort is also close at hand, offering convenient access to the UK and mainland Europe.

Internally, the accommodation has been designed with comfort and functionality in mind. The spacious kitchen features sleek finishes and high-quality fixtures, while four generously proportioned bedrooms and three stylish modern bathrooms provide ample space and privacy for family and guests alike.

Whether you are searching for a peaceful permanent residence or an idyllic holiday escape, 9 Clearwater Cove offers an exceptional opportunity to embrace coastal living at its finest. Combining an outstanding location, modern comforts, and an unrivalled seaside lifestyle, this remarkable home truly represents the best of Rosslare Strand living. Arrange your private viewing today and experience all that this stunning property has to offer.

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



ACCOMMODATION

Entrance Hallway 4.85m (max) x 1.95m Timber laminate flooring throughout, vaulted ceiling with large windows brightening up this welcoming space. Alarm point and telephone point.

Door leading through to:

Sitting Room 5.16m (max) x 5.02m Timber laminate flooring through, dual aspect overlooking enclosed south facing rear gardens and front driveway, newly installed insert log burning stove with granite tile surround and granite hearth, tv points and electrical points.

From entrance hall, double glass door leading through to:

Kitchen/Dining Room 6.57m x 5.86m Dining area is spacious with timber laminate flooring and dual aspect corner window overlooking the south facing gardens and both patio areas.

Kitchen area has tiled flooring with floor and eye level cabinets, appliances include integrated dishwasher, integrated electric oven with four ring hob with extractor fan overhead (sale is excluding Hotpoint fridge freezer), stainless steel sink and drainer under window overlooking side patio entrance and tile surround, large breakfast counter area with dual access.

Doors leading through to:

Utility Room 2.42m x 1.62m Tiled flooring, door leading through to enclosed side access, floor level cabinets and open shelves overhead, open worktop space with stainless steel sink and drainer, tiled splashback surround, space for washing machine and space for dryer.

Guest w.c. 1.47m x 1.45m Tiled flooring, floor to ceiling tile surround on two walls, circular privacy window overlooking front gardens, w.h.b with wall mounted mirror and cabinetry overhead and w.c.

From the dining area, private nook access to:

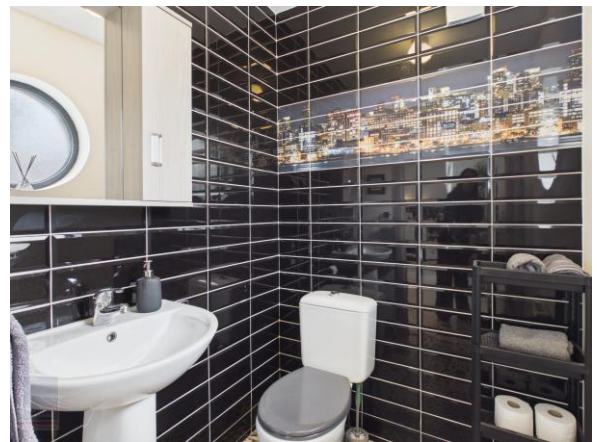
Expansive Sunroom 3.29m x 3.03m Timber laminate flooring throughout, window surround with sliding doors leading out to directly south facing patio, vaulted ceiling overhead with central pendant.

Newly laid carpeted timber staircase in 2025 leading to:











ACCOMMODATION

First Floor

L-shaped Landing	3.93m x 2.03m	Newly laid carpet in 2025 with two windows offering ample light from the north facing aspect of this property at the front.
Second Corridor:	2.26m x 1.19m	Leading to primary bedroom. Carpeted flooring newly laid in 2025 and hatch to attic overhead. Hot-press with insulated cylinder and open shelf storage and immersion.
Master Bedroom	3.69m x 3.18m	Carpeted flooring, large window overlooking front driveway and garden.
Walk in wardrobe <i>Door leading through to:</i>	1.77m x 1.51m	Carpeted flooring with open shelves and rails
Ensuite	2.06m x 1.69m	Tiled flooring, floor to ceiling tile surround, enclosed pressure pump shower, w.h.b with mirror and lighting overhead and w.c.
Bedroom 2	3.92m (max) x 3.01m	Carpeted flooring throughout, feature bay window overlooking front garden and driveway.
Bedroom 3	3.35m x 2.89m	Carpeted flooring, built in treble bay wardrobe with ample storage space, window overlooking enclosed south facing garden.
Bedroom 4	3.14m x 2.63m	Carpeted flooring, large window overlooking side passageway, built in slide robes included in the sale.
Family Bathroom	3.11m x 1.71m	Tiled flooring, floor to ceiling tile surround, separate bath with chrome faucet and shower head, separate pressure pump shower with enclosed glass doors, w.h.b with built in cabinetry underneath, mirror and lighting with further storage overhead, chrome towel rails and w.c.

Total Floor Area: c. 149 sq.m / 1,604 sq.ft









Features

- Built in 2005
- Extending to c. 149 sq.m
- 4 bedrooms, 3 bathrooms
- Walking distance to beach & village

Outside

- Quiet cul-de-sac location
- Enclosed rear garden
- Southerly aspect with two patio areas
- Driveway parking
- Garden shed

Services

- Mains Water
- Mains Drainage
- OFCH (newly installed in 2025)
- Broadband
- Alarm

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 X230







Building Energy Rating (BER): C2 BER No. 106833759

Energy Performance Indicator: 196.84 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