

FOR SALE

AMV: €200,000

File No.E124.CWM



24 Tuskamore Avenue, Rosslare Harbour, Co. Wexford Y35 A2H4

The property is eligible to apply for the refurbishment scheme

- Located in Rosslare Harbour, a few minutes' stroll will take you to the bus stops, supermarkets, restaurants, and all the village has to offer.
- A terraced, three-bedroom, one-bathroom, property built in the 1950's extending to c. 105 sq.m.
- Quiet cul-de-sac location with private lane to the rear parking space and pathway access to the walking gardens and The Garden Café nearby.
- The accommodation features entrance hall, sitting room, ground floor bedroom, large open planning living/dining/kitchen, utility, ground floor bathroom, upstairs 2 large double bedrooms.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

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Located in Rosslare Harbour, 24 Tuskamore is a terraced property eligible to apply for the refurbishment grant. This charming home, nestled in a mature cul de sac is just steps away from Rosslare Europort, offers the perfect blend of convenience and tranquillity. The property is located in the heart of Rosslare Harbour, a most convenient location providing you with all local amenities including pharmacy, social club, church, shops, pub, supermarket, café etc. A short walk will take you to the Rosslare Euro Port with daily sailings to the UK and Mainland Europe. There are multiple train and bus connections to Wexford and to Dublin. The local primary school is close by, and there are secondary school bus services from the village.

Boasting a spacious living area, this three-bedroom residence is in need of refurbishment and all but your imagination is the limiting factor. The property features a rear lane access to the enclosed garden and garage with roller door. A private south easterly aspect rear garden comprised of overgrown patios and outbuildings with much potential.

Inside, you'll find an inviting entrance hall, a sitting room, spacious living / kitchen/dining room, a utility room and bathroom. Upstairs two double bedrooms.

Don't miss your chance to create your own a piece of paradise in Rosslare Harbour. Schedule a viewing today and make your seaside dreams a reality. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hall	1.94m (max) x 1.58M (max)	Carpeted flooring. Door leading through to.
Sitting Room	4.44m x 3.31m	Carpeted floor, radiator heating, chimney breast blocked, double glazed large pvc window overlooking front garden.
Inner Hallway	2.68m x 0.94m	Leading through to living accommodation. Carpeted flooring. Glass doors.
Ground Floor Bedroom	2.70m x 1.98m	Carpeted flooring, built in wardrobe, pvc double glazed windows overlooking rear courtyard passage.
Open Plan Living/Dining Area	7.27m x 3.72m	Timber laminate flooring throughout, radiators heaters, large pvc double glazed window overlooking south facing garden.
Kitchen Area	5.02m x 2.76m	Tiled flooring throughout, fitted floor and eye level cabinets, ample worktop space with stainless steel sink and drainer, tiled splashback, free standing Bosch fridge freezer, large window overlooking south facing patio. Door leading to rear gardens.
<i>From Living/Dining area, door leading through to:</i>		
Utility Room	1.78m x 1.78m	Tiled flooring, Zanussi washing machine and White Night dryer, storage space, worktop and wall mounted shelving with skylight overhead.
Step up to Shower Room	1.97m x 1.52m	Tiled flooring, floor to ceiling tile surround, enclosed shower with Triton T90z, w.h.b with storage cabinetry underneath, mirror and lighting overhead, wall mounted shelving and wall mounted electric heating.



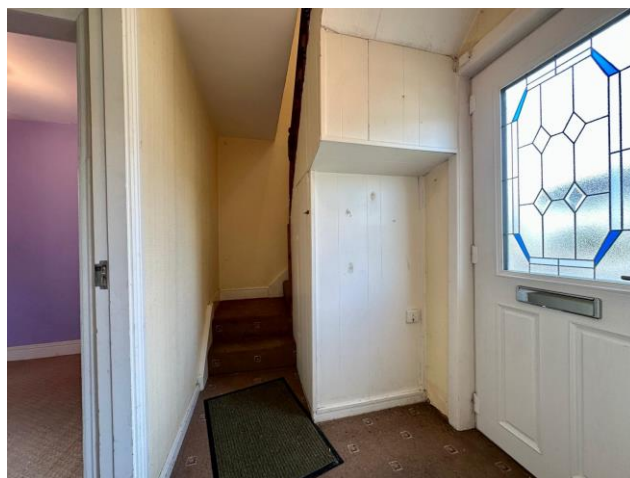


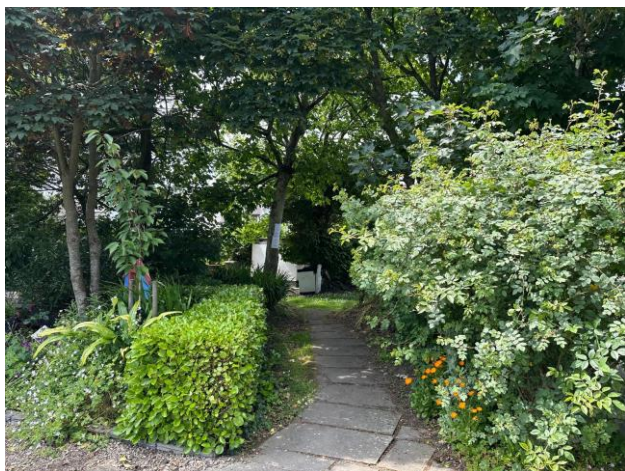
ACCOMMODATION

First Floor

Landing Area	1.10m x 0.91m	Carpeted flooring, pvc window overlooking front garden.
Master Bedroom	4.30m x 2.99m	Carpeted floor, two double glazed pvc windows overlooking front garden, radiator, built in wardrobes throughout and electric points.
<i>Door to:</i>		
Second Bedroom	3.34m x 3.37m	Carpeted flooring, pvc double glazed window, radiator heating and electric points.

Total Floor Area: c. 105 sq.m / 1,130 sq.ft







Features

- Built in 1950's
- The property is eligible to apply for the refurbishment scheme
- Extending to c.105 sq.m
- 3 Bedrooms, 1 Bathroom
- Mid terrace with large extension to the rear

Outside

- Gardens in lawn to the front with pedestrian gate entrance and wall surround
- Southeasterly facing rear garden with patio area
- Three outbuildings including a garage with roller door access, space for parking on private lane

Services

- Mains water
- Mains drainage
- OFCH
- 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 A2H4



Building Energy Rating (BER): E1 BER No. 108375940
Energy Performance Indicator: 317.12 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