

FOR SALE

AMV: €225,000

File No.E467.CWM



1159 Cawdor Street, Rosslare Harbour, Co. Wexford Y35 F8W2

- **Mid-terrace cottage in Rosslare Harbour Village within walking distance to all amenities including Café, Supervalu Supermarket, Pharmacy and Rosslare Harbour Europort.**
- **Built in 1906 this two-bedroom mid-terrace cottage ideal holiday retreat or downsizing property.**
- **The accommodation in brief: Entrance hall, sitting room, three bedrooms and kitchen & shower room.**
- **Unique opportunity with separate allotment directly across from the rear lane with potential for further development.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**



**Kehoe
& ASSOC.**

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Nestled in the heart of the picturesque coastal village of Rosslare Harbour, 1159 Cawdor Street is an exceptionally refurbished mid-terrace cottage that seamlessly combines timeless charm with contemporary living. Originally constructed in 1906, this delightful residence presents an ideal opportunity for those seeking a tranquil seaside retreat, a stylish downsizing option, or an easily managed permanent home close to the coast.

Extending to approximately 67 sq.m., the accommodation has been thoughtfully designed to maximise comfort and practicality while retaining a warm and inviting atmosphere throughout. The interior briefly comprises a welcoming entrance hall, a cosy sitting room complete with a solid fuel stove and back boiler, three well-proportioned bedrooms, a fitted kitchen, and a modern shower room. Bright and functional living spaces create a home that is both comfortable and ready for immediate occupation.

Outside, the property benefits from a private east-facing front garden laid in lawn, the perfect setting to enjoy morning sunshine in peaceful surroundings. Mature boundaries enhance privacy and character, while to the rear, an enclosed courtyard features two useful outbuildings offering excellent storage solutions. A unique additional rear garden plot further enhances the property, incorporating a garage structure complete with electricity and water services, offering excellent potential for storage, hobbies, or a variety of practical uses. A pedestrian rear lane, maintained collectively by residents, provides convenient access, and ample street parking is available directly to the front of the property.



A particular highlight of this charming home is its highly convenient location. Positioned within walking distance of the centre of Rosslare Harbour, residents can enjoy immediate access to local shops, cafés, restaurants, schools, and a range of everyday amenities. Rosslare Europort is also within easy reach, offering regular ferry services to the UK and continental Europe, making the property especially appealing as a holiday home or for those with a passion for travel.

The property is further enhanced by its proximity to Wexford Town, located just a 20-minute drive away and serviced by an excellent daily bus connection to both Wexford and Dublin. Wexford Town offers a superb selection of boutiques, restaurants, cafés, supermarkets, schools, and cultural attractions, including the renowned National Opera House. The town is also internationally recognised for hosting the celebrated Wexford Festival Opera, which attracts visitors from across the globe each year. The wider area is famed for its spectacular coastline, sandy beaches, and exceptional outdoor leisure amenities, with nearby Rosslare Strand particularly renowned for its Blue Flag beach and outstanding golf links.

Keho& Associates is delighted to present this charming coastal property to the market. Boasting a complete refurbishment, manageable accommodation, and an enviable village setting close to both the sea and Wexford Town, 1159 Cawdor Street represents a superb opportunity to acquire a turnkey home in one of County Wexford's most accessible and desirable seaside communities.

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



ACCOMMODATION

Entrance Hall 2.75m x 1.19m

Tiled flooring, double glazed pvc windows.

Door leading through to:

Sitting Room 5.00m x 3.31m

Timber laminate flooring, built in mahogany tv console and display cabinetry, Dimplex with electric fire with open fire behind, mahogany presses enclosing the hot-press and insulated water with ample storage and open shelves and hatch to attic overhead.

Bedroom 1 3.32m x 2.26m

Carpeted flooring, original cast iron fireplace displayed.

Bedroom 2 3.33m x 3.02m

Carpeted flooring, double glazed aluminium window overlooking rear courtyard.

From sitting room:





ACCOMMODATION

Central Hallway	1.50m x 1.30m	Timber laminate flooring with coat rail.
Shower Room	1.61m x 1.51m	Tiled flooring, floor to ceiling tile on part walls with enclosed shower and Triton T80 easifit plus, w.h.b with mirror and lighting overhead and w.c.
<i>From central hallway, door leading through to:</i>		
Kitchen	4.27m x 3.80m	Timber laminate flooring, floor level cabinetry with ample worktop space, stainless steel sink and drainer, tiled splashback and window overlooking rear courtyard. Display cabinetry with further worktop and storage space.
Bedroom 3	3.13m x 2.52m	Carpeted flooring, double glazed aluminium window overlooking rear courtyard.

Total Floor Area: c. 67 sq. m / 721 sq. ft.









Features

- Built in 1906
- Extending to 67 sq. m / 721 sq. ft.
- 3 Bedrooms, 1 bathroom
- Walking distance to all amenities in Rosslare Harbour
- Local link bus route

Outside

- Private east facing front garden in lawn with mature boundaries.
- Separate allotment to the rear of the property with detached garage with potential.
- Rear pedestrian access
- Street parking
- Enclosed rear courtyard with boiler and storage shed.

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 F8W2



Building Energy Rating (BER): F BER No. 119388585
Energy Performance Indicator: 414.02 kWh/m²/yr

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

Sales Agent

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