

# "Westwinds", Ballygillane Big, Rosslare Harbour, Co. Wexford.

Beautifully presented family residence in a very sought after location on the outskirts of Rosslare Harbour village. Very close to many beautiful beaches at St. Helens, St. Margarets, Ballytrent, Rosslare Harbour & Strand etc. Set on a spacious site with a range of nicely matured shrubbery, beautiful well kept gardens to front & rear, short driveway and parking.

All facilities are at its doorstep such as shops, school, churches, supermarket, pharmacy, post office, bank, many restaurants, golf and the ferries at Rosslare Europort. Wexford town is 20 minutes approx. and Dublin City & airport is less than 2 hours. Accommodation is bright & spacious, very well fitted out and has been beautifully maintained both inside & outside.

This meticulous dormer residence is in top class condition boasting many added extras throughout and is very tastefully decorated creating a warm & welcoming atmosphere.

Great opportunity to acquire a wonderful home.

**VIEWING IS HIGHLY RECOMMENDED.**

## **Property Features:**

Superb location, very sought after area.

Great gardens including wide variety of fruit trees, berries, apples, plums, pears, vegetable garden etc.

c. 0.75 Acre.

Spacious parking.

Large garage with double doors.

Granny Flat with own entrance.

## **Accommodation Comprises:**

Entrance Hallway 3.8m x 2.4m Tiled floors.

Sitting Room 4.5m x 4.1m Feature fireplace with back boiler, double doors to kitchen/diner.

Kitchen/Diner 8.5m x 3m Fully fitted eye & waist level kitchen units, breakfast counter, part tiled walls, tiled floor, double doors to patio, access to sun-room.

Sun Room 3.9m x 4.9m Built in corner unit, stove, timber ceiling with feature beams.

Utility Room 2.4m x 2.3m Fully fitted presses, plumbed for appliances, tiled floors, door to rear.

Guest WC 2.4m x 0.8m WC, WHB, tiled floor.

Bedroom No. 1 3.8m x 3.8m En-Suite.

En-Suite 1m x 2.3m WC, WHB, shower, fully tiled.

Upstairs

Landing 4.6m x 1.3m Hot-press, eave storage.

Bedroom No. 2 (Master) 3.9m x 3.7m Dormer window, built in wardrobe, en-suite

Bedroom No. 3 2.9m x 3.2m

Bedroom No. 4 3.8m x 2.4m Dormer window.

Bathroom 2.3m x 1.8m WC, WHB, bath, shower over, fully tiled.

Granny Flat(Front & rear entrance)

Entrance to kitchenette 4.3m x 2.4m Fully fitted waist level units, part tiled.

Living Area 5m x 3m Fitted units.

Upstairs

Bedroom 3.6m x 2.7m Seperate WC, WHB.

**Outside:** Wood Shed (2.7m x 2.6m), Garage with double doors (5.7m x 8m), patio area to side, vegetable garden, gardens to front & rear, enclosed yard, spacious parking.

**Services:** Mains water, mains sewage, oil fired & dual pupose central heating.

**BER:** D1

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford town proceed out the Rosslare road, on entering Kilrane village take the 2nd road to the right signposted for St. Helens, passing the school on your right, take the next left, continue on this road and this residence is a short distance on your right.

**GPS Co-Ordinates:** Latitude 52.243 Longitude -6.343

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## [C. 0.5 Acre Site at Eardownes Great, Our Lady's Island, Co. Wexford.](#)

### **0.5 Acre Site**

Excellent site in a much sought after area.

Surrounded by beautiful countryside and our lady's Island lakes.

Local shops, schools, churches, restaurants golf and many beautiful beaches nearby at Carne, Ballytrent, St. Margarets and Rosslare.

Only 10 minutes from the ferries at Rosslare Europort and short driving distance from Wexford town.

Full planning available with this site. **Planning Reference 20150752**

**RESERVE PRICE:** €50,000

**APPLY:** Keane Auctioneers (053)9123072

**DIRECTIONS:** From Wexford drive out the main Rosslare road, in Tagoat turn right for Carne, on passing Butlers pub turn left and it is a short distance down this road on the right hand side.

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# "The Bungalow", Strand Road, Rosslare Strand, Co. Wexford.

This magnificent 4 bed residence enjoys an enviable location in the most sought after area in the centre of Rosslare Strand. The property rests on a beautiful private landscaped site featuring gated entrance & cobble lock driveway offering the best in complete privacy & seclusion. This area of the South East coastline is spoilt for choice with a selection of beautiful long sandy beaches and this residence is practically adjacent to Rosslare Strands renowned blue flag beach. Convenient to many restaurants, hotels, golf club, school, church, shops, medical centre, trains & The Burrow etc. Few minutes driving distance to the ferries at Rosslare Europort, 15 minutes approx. to Wexford town and less than 2 hours from Dublin City & airport.

This property is presented in immaculate condition, featuring an excellent layout of spacious accommodation, finished to a very high standard throughout and is very tastefully decorated.

This would make a wonderful permanent home in a beautiful coastal location or a luxurious holiday home.

**THIS ONE IS NOT TO BE MISSED.**

**VIEWING IS HIGHLY RECOMMENDED.**

## **Property Features:**

Superb location.

Adjacent to all facilities.

High standard of finish throughout.

Bright, spacious, very well laid out.

Lovely, private & mature site.

## **Accommodation Comprises:**

Entrance Hallway 4.6m x 1.2m Solid pine timber floors.

Inner Hallway 8.4m x 0.9m

Sitting Room 5.9m x 3.4m Feature fireplace, 2 bay windows, solid timber floors.

Kitchen/Diner 7.6m x 4.2m Fully fitted eye & waist level hand crafted kitchen units, gas & electric Stanley cooker, tiled & solid timber floors, fireplace with stove, access to garden.

Spacious Airing Cupboard

Bedroom No. 1 3.9m x 3.2m Hand crafted built in wardrobe, solid timber floors, en-suite.

En- Suite 1.8m x 1.6m WC, WHB, power shower, fully tiled.

Bathroom 2.6m x 1.8m WC, WHB, bath, shower attachment, tiled.

Bedroom No. 2 4m x 3.2m Bay window, built in wardrobe.

Bedroom No. 3 3.3m x 3.5m Built in wardrobe.

Bedroom No. 4 3.7m x 3.4m Built in wardrobe, en-suite.

En-Suite 1.7m x 1.7m WC, WHB, power shower, fully tiled.

**Outside:** Gated entrance, cobble lock driveway, spacious parking, 2 garden sheds, gardens to front, rear and side.

**Services:** Mains water, mains sewage, oil fired & stove central heating, solar panels.

**BER:** C1 Ber No: 110884509 174.56 kWh/m<sup>2</sup>/yr

**Viewing:** Strictly by appointment with the sole selling agent.

**Apply:** Keane Auctioneers (053) 91 23072.

**Directions:** From Wexford proceed out the Rosslare road, keep left at the Ashfield Road Roundabout, continue on this road, on entering Rosslare Strand keep left at the mini roundabout, continue for short distance taking the next left, drive over the railway line & bridge. On entering the village take a left turn and this residence is a short distance on your left.

**GPS Co-Ordinates:** Latitude 52.281 Longitude -6.393

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## **"Inis Ealga", Ford Of Lyng, Rosslare Strand, Co. Wexford.**

Presented to the market in pristine condition , this beautiful residence with extensive mature gardens includes an outdoor heated swimming pool. It is bright, spacious, very well laid out, tastefully finished and has many extras. Only minutes from a beautiful beach at the very popular Rosslare Strand which includes hotels, restaurants, shops, schools, church, medical centre, pharmacy, train station(15 min walk) golf club and course etc. Very well laid out grounds, good parking and offers high quality workmanship & materials. Rosslare Europort is only a few minutes drive, Wexford town centre is 15 minutes approx. and Dublin City and airport is less than 2 hours.

Rosslare Strand is one of the most picturesque, popular and most sought after residential areas on the South East Coastline.

**NOT TO BE MISSED.**

**VIEWING IS HIGHLY RECOMMENDED.**

### **Property Features**

Superb Location.

Privacy at its best.

Bright & Spacious.

Fully insulated & floored attic.

Too many features to mention.

Outdoor heated swimming pool.

Excellent accommodation.

**Accommodation Comprises:**

Entrance Porch/ Hallway 14'7" X 5'10" Tiled floor, Bright & Spacious.

Office/Library 15'1" X 14'5" Feature fireplace, built in shelving & presses, double doors to lounge.

Lounge 24'7" X 15'1" Tiled floors, double doors to garden.

Kitchen/Diner 22'9" X 14'5" Fully fitted eye & waist level kitchen units with built in appliances, tiled floors, part tiled walls, sliding door to patio/garden.

Utility Room 7'10" X 5'10" Fully fitted units, tiled floors, plumbed for appliances.

Bedroom No. 1 10' X 8'9" Built in wardrobes.

Bedroom No. 2 10' X 11'1" Built in wardrobes.

Bedroom No. 3 10' X 9'4" Built in wardrobes.

Bedroom No. 4 (Master) 25'10" X 15'10" Built in wardrobe, En-Suite, Double doors to garden, patio & pool.

En-Suite WC, WHB, Power shower, Bath, Heated towel rail, Fully tiled.

Wet/Shower Room 9'10" X 5'11" WC, WHB, Power Shower, Heated towel rail, fully tiled.

Hot Press

Games Room 22'8" X 22'4" Including bar.

**Outside:** Raised patio, Solar heated swimming pool (self chlorinating system/self operational), extensive gardens, very good parking, electric gates.

**Services:** Mains water, private sewage, oil fired central heating, fully alarmed.

**BER:** D2 Ber No: 109220749 264.35 kWh/m<sup>2</sup>/yr

**Viewing:** Strictly by appointment with the sole selling agent. □Apply: Keane Auctioneers (053) 91 23072

**Directions:** From Wexford proceed out the main Rosslare road (N25), take a left turn at Ashfield Road Roundabout and continue on this road (R740) for a short distance, just before you enter Rosslare take a right turn onto a secondary road (L7101) and "Inis Ealga" is the 4th residence on your left hand side.

**GPS Co-Ordinates:** Latitude 52.259 Longitude -6.395

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## **"Radharc An Locha", Sigginstown, Tacumshane, Co. Wexford.**

Stunning location with breath taking views of Tacumshane lake, surrounding coastline & countryside, all of which are enjoyable from the large natural stone patio. This impressive detached bungalow residence enjoys a fantastic location. A short walk will have you at the edge of the lake, a haven for birdwatchers or those with an interest in nature. Local beauty spots and landmarks are to be found nearby including Rostoonstown beach, Sigginstown Castle and Tacumshane Windmill, while renowned beaches at Carne, St. Margarets, Kilmore Quay (marina), etc. are all close by.

Wexford town is 20 minutes approx. while the ferries at Rosslare Europort are 15 minutes. All facilities are close by including many popular restaurants, schools (3rd level), shops, churches, trains,

buses etc. The house is well portioned with excellent bedroom accommodation along with superb living accommodation. The bright and spacious kitchen is inviting while the living room is appealing, all making it perfect for those looking for tranquil living. Presented in superb condition, this property offers any prospective purchaser a home that is ready to be moved into straight away! The spacious garden, mostly in lawn just enhances the feeling of country living, in a most desirable location!

**Property Features:**

Bright spacious accommodation.

Very tastefully decorated.

Fabulous views.

Excellent gardens.

Superb location.

Many extra's.

**Accommodation Comprises:**

Entrance Hallway 4.1m x 1.7m Tiled floors.

Sitting Room 4.5m x 4.6m Timber floors, feature fireplce, bay window.

Kitchen/Diner 9m x 3.3m Fully fitted eye & waist level kitchen units, white goods, part tiled walls, tiled floor, fireplace, double doors to patio.

Utility Room 2.5m x 1.6m Fully plumbed.

Hallway Hotpress.

Bedroom No. 1 3.7m x 3m Laminate floors.

Bedroom No. 2 3.2m x 2.9m Laminate floors.

Bedroom No. 3 2.9m x3.2m

Bedroom No. 4 (Master) 3.6m x 3.4m Timber floors, En-Suite.

En-Suite 1.5m x 1.8m WC, WHB, shower,tiled.

Bathroom 3.5m x 1.8m WC, WHB, shower, part tiled walls, tiled floors.

**Outside:** Gardens to front, rear & side, stone patio, garden shed, spacious parking.

**Services:** Private water, private sewage, oil fired central heating.

**BER:** D1 Ber No: 110246568 258.21 kWh/m2/yr

**Apply:** Keane Auctioneers (053) 9123072.

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford proceed out the main Rosslare road taking a right turn before the service station in Killinick. Drive around into Killinick village and take a right turn at the Merry Elf pub, continue on this road to a T-junction and turn left ,drive to the 2nd big crossroads which is approx. 4 or 5 miles, turn right, continue on this road and the property is short distance on your left.

**Eircode:** Y35 H500

**GPS Co-Ordinates:** Latitude 52.204 Longitude -6.4485

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# **Ballydunguan, Tagoat, Rosslare Harbour, Co. Wexford.**

Beautiful family residence presented to the market in top class condition, featuring bright, spacious and very well laid out accommodation. This family home is very tastefully decorated, creating a warm & welcoming atmosphere throughout. Only minutes from shops, schools, churches, restaurants, trains & buses etc. at Kilrane, Our Lady's Island (renowned for its beautiful scenery), Rosslare etc. and short driving distance from the ferries at Rosslare Europort . There are many beautiful beaches close by at Carne, St. Margarets, Ballytrent & Rosslare etc. Wexford town is 15 mins. approx. and Dublin City and airport is less than 2 hours. The property itself has been lovingly maintained both internally and externally and is extremely well insulated.

The manicured gardens features a variety of specifically chosen trees, mature plants and shrubbery, all of which can be enjoyed from the beautifully designed patio, which has an elegant water feature. This is one of the most sought after areas on the South East coastline and the sale of this property represents an ideal opportunity to acquire a gorgeous family home or will make a very good investment.

## **VIEWING IS HIGHLY RECOMMENDED.**

### **Property Features:**

**Spacious c. 0.6 acre site.**

**Landscaped gardens.**

**Stylish interior.**

**Superb location.**

**Excellent parking.**

### **Accommodation Comprises:**

Entrance Reception Tiled floor.

Entrance/ Hallway 4.2m x 2.2m Tiled floor, walk in under stairs press.

Kitchen/Diner 3.2m x 7.3m Fully fitted eye & waist level kitchen units, stove with feature brick surround, breakfast counter, quarry tiled floor, part tiled walls.

Sun Room 4.2m x 5.8m Solid maple timber floors, access to patio.

Utility Room 4.6m x 2.3m Tiled floor, part tiled walls, plumbed for appliances, door to rear, waist level units, built in storage.

Guest WC 1.7m X 0.8m WC, WHB, tiled floors, part tiled walls.

Living Room 5.3m x 3.6m Feature fireplace with stove, solid French pine timber floors.

Upstairs

Landing Bright & spacious, includes hot-press.

Bedroom No. 1 (Master) 3.9m x 3.7m Built in wardrobe, solid timber floors, en-suite.

En-Suite WC, WHB, Shower, fully tiled, towel rail.  
Bedroom No. 2 3.4m x 3.4m  
Bedroom No. 3 3.6m x 2.6m Built in wardrobe.  
Bedroom No. 4 3.4m x 3.07m  
Bathroom 2.3m x 1.6m WC, WHB, bath, towel rail, fully tiled.

**Outside:** Landscaped gardens, patio to front & side, spacious parking to front & rear. Large Garage with roll up door and side access, smaller steel garage.

**Services:** Private water, private sewage, oil fired central heating (condenser boiler).

**BER:** C3 Ber No:110833571 203.45 kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**GPS Co-Ordinates:** Latitude 52.2308 Longitude -6.3811

**Directions:** From Wexford proceed out the Rosslare road, in Tagoat take a right turn signposted for Our Lady's Island/Carne, continue on this road and this residence is short distance over on the left hand side.

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## **"Green Acre", Greenfield, Killinick, Co. Wexford.**

Splendid residence on **c.1.4 acre** in a superb location. Surrounded by many beautiful beaches on one of the South East stretch of coastline at St. Margarets, Carne, St. Helens, Ballytrent, Rosslare and Kilmore Quay etc. Few minutes driving distance from ferries at Rosslare Europort. Dublin City and airport is less than 2 hours and Waterford City and airport is less than 1 hour.

Local shops, schools and churches short driving distance and 3rd level at Bridgetown and Wexford town.

Presented to the market in immaculate condition offering the highest level of workmanship and materials throughout, very well finished with many added features.

Accommodation is bright, spacious ,very well laid out with excellent gardens, spacious parking, double glazed, insulated etc.

Lots of very popular restaurants in the area, golf, swimming,fishing, sporting facilities etc.

**TOP CLASS. MUST BE VIEWED.**

### **PROPERTY FEATURES**

Superb location.

Spacious gardens, parking etc.

Excellent accommodation.

Short distance from all facilities.



## **Accommodation Comprises:**

Entrance Hallway 12'1" X 9'8" Bright and spacious, tiled floor.

Sitting Room 12'3" X 21'9" Feature fireplace, bay window, natural timber floor.

Dining Room 12'8" X 13'2" Feature fireplace, double doors to garden, natural timber floor.

Kitchen 17'4 X 12'8" Fully fitted eye & waist level units, feature centre island, tiled floors, part tiled walls.

Utility Room 9'5" X 6'8" Stainless steel sink unit, built in presses, storage, tiled floor, fully plumbed etc.

Guest WC WC, WHB.

Hotpress/Storage Access via utility.

Upstairs

Landing Bright and spacious.

Bedroom No. 1 12'1" X 9'1" Natural Timber floor.

Bedroom No. 2 12'1" X 10'1" Natural Timber floor.

Bedroom No. 3 12'7" X 12'1" Natural Timber floor.

Bedroom No. 4(Master) 14'7" X 12'7" Natural Timber floor, Walk in wardrobe, En-Suite.

En-Suite Shower, WC, WHB, Tiled floor, part tiled walls.

Bathroom 9'5" X 6'8" Bath, WC, WHB, Tiled floor, part tiled walls.

**Outside:** Spacious gardens to front, rear & side, parking.

**Services:** Mains water, private sewage, oil fired central heating, fully alarmed.

**BER:** C3 Ber No: 110253929 221.62 kWh/m<sup>2</sup>/yr

**Viewing:** Strictly by appointment with the sole selling agent.

**Apply:** Keane Auctioneers (053) 9123072

**Directions:** From Wexford proceed out the Rosslare road, taking a right turn just before Amber service station on the main road, take a right at the Merry Elf pub and continue on this road, take a left at the T junction, continue on this road and this residence is the 1st on the left after the crossroads.

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## **No. 3 Cluain Aoibhinn, Rosslare Strand, Co. Wexford.**

A most impressive, large, detached 4 bedroom home in the popular and much sought after development of Cluain Aoibhinn. Ideally located, just a few minutes walk from everything one could need including shops, train station, pharmacy, restaurants, sporting activities, Hotels, and one of the best known beaches in the South East in Rosslare Strand, not to mention the other local beaches including Carne, Kilmore, St. Margarets, etc. Also for the golfing enthusiasts, excellent course choices are found at nearby Rosslare, Wexford, St. Helens, Enniscorthy, etc. Wexford town is

just 20 minutes approx. and Rosslare Europort less than 10 mins making the home very accessible. The level & quality of finish is noticeable from the moment you step inside the door. From the hand-crafted solid oak kitchen, the intricate coving, quality tiling, excellently appointed built in bedroom furniture, the list goes on. The accommodation is designed perfectly for family living with 4 spacious bedrooms, 2 reception rooms, large kitchen/dining room and a fully fitted utility. The external space mirrors the internal with excellent off-street parking, patio area and lawned gardens. For anyone looking for a quality home, in a very popular and convenient address, that is truly ready to move in straight away, this could well be the home for you.

**THIS ONE IS NOT TO BE MISSED.**

**Property Features:**

Superb Quality.

Unrivalled location.

Adjacent to all facilities.

Presented in immaculate condition.

**Accommodation Comprises:**

Entrance Hallway 5.1m x 2.2m Bright, spacious area with built in storage, coving, ceiling rose, laminate flooring.

Living Room 4.4m x 5.8m Light filled, dual aspect room with feature marble fireplace, coving, ceiling rose, laminate flooring.

Kitchen/Diner 4.7m x 7.7m A most impressive, spacious area with solid oak units at eye & waist level. Integrated appliances.

Water softener. Tiled splashback. Laminate flooring. Coving & ceiling rose. Double doors to:-

Sun-room 3.7m x 3.4m Airy, south facing room with tiled floor. Access to rear garden/patio area.

Utility 3.8m x 3.2m Well appointed area with solid oak units at waist level. Plumbed for washing machine. Door to outside.

Guest WC Fully tiled with WC & WHB.

Sitting Room 4.9m x 3.1m Large room with coving, ceiling rose, laminate flooring.

Landing Hotpress off, stira staircase, coving, skylight.

Bedroom 1 3.1m x 2.8m Timber flooring, built in double bedroom furniture.

Master Bedroom 3.7m x 3.6m Timber flooring, built in bedroom furniture.

En-Suite 2.6m x 1.5m Fully tiled from floor to ceiling with WC, WHB & free-standing shower.

Bathroom 3.2m x 2m Fully tiled from floor to ceiling with WC, WHB, bath with mixer tap & free-standing shower (beautifully presented).

Bedroom 3 4.1m x 3.7m Timber flooring, built in double wardrobe.

Bedroom 4 3m x 2.8m Timber flooring, built in double wardrobe.

**Outside:** Parking, patio area, garden shed, lawned gardens to front & rear, double side entrance.

**Services:** Mains water, mains sewage, oil fired central heating. □BER: B3 Ber No: 107854986  
125.78kWh/m2/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford proceed out the main N25, on entering Rosslare Strand keep left at the

mini roundabout, continue for short distance, and the entrance to Cluain Aoibhinn is a short distance on your right.

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## **No. 106 Laurel Grove, Tagoat, Co. Wexford.**

Excellent 2 bed mid terraced residence presented to the market in excellent condition throughout featuring nicely laid out bright accommodation. The property enjoys a spacious living room with doors to garden and 2 double bedrooms. It is located in an excellent position in this modern development within walking distance of all facilities at Tagoat village shops, schools, churches etc. Rosslare Strand and Harbour are both within 15 minutes driving distance. Wexford town centre is also approx. 15 mins. The main N11 & N25 are very easily accessed. This property would make a lovely permanent / holiday home or solid investment and is excellent value for money.

**Viewing Highly Recommended.**

### **Property Features**

2 Double bedrooms.  
Excellent condition.  
Oil fired central heating.  
Established development.  
Minutes to beaches.

### **Accommodation Comprises:**

Entrance Hallway 10'8" X 8'1" Tiled floors.  
Kitchen/Diner 8'11" X 7'8" Fully fitted eye and waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floors.  
Living Room 16'7" X 14'9" Feature fireplace, laminated timber floors, tv point, double doors to rear garden.  
Guest WC WC, WHB, Tiled floors.

### **Upstairs**

Bedroom No. 1 12'4" X 12'7" Timber floors, TV Point.  
Bedroom No. 2 14'11" X 9'3" Timber floors.  
Shower Room 7'6" X 5'1" WC, WHB, Triton shower, Tiled floors, part tiled walls.

**Outside:** Cobble-locked yard to front, garden to rear, car parking.

**Services:** Mains water, mains sewage, ESB, oil fired central heating.

**BER:** C2

**Viewing:** Strictly by appointment with the sole selling agent.

**Apply:** Keane Auctioneers (053) 9123072

**Directions:** From Wexford drive out the main Rosslare road, on entering Tagoat take a left at Cushens pub, and Laurel Grove is located a short distance on your right hand side.

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