

19 Acre, Carne, Broadway, Co. Wexford.

Superbly positioned cottage residence with beautiful views over Our Lady's Island lakes and surrounding countryside.

Short distance from beautiful beaches at Carnesore, St. Margarets, Ballytrent etc.

Surrounded by many popular restaurants, shops, local schools, golf and only a few minutes from the ferries at Rosslare

Europort. Wexford town 20 minutes approx.

Accommodation is very well laid out, spacious and excellent gardens.

This property will make an excellent starter, holiday or retirement home.

VIEWING IS HIGHLY RECOMMENDED.

Property Features:

Superb coastal location.

Surrounded by beautiful beaches.

Very sought after area.

Extensive gardens with lake views.

Fantastic Potential.

Accommodation Comprises:

Entrance

Sitting Room 3.6m x 3.3m Open Fireplace

Living Room 4.9m x 3.3m Open fireplace, laminate flooring.

Kitchen/Dining 5.2m x 2.4m With units at eye & waist level. Plumbed for dishwasher, tiled splash-back.

Sun-room 3.5m x 2.7m Access to garden, Stunning views.

Bathroom 1.8m x 2.7m WC, WHB & Bath. Fully tiled from floor to ceiling.

Bedroom 1 3.5m x 2.1m

First Floor

Bedroom 2 3m x 2.9m

Bedroom 3 3.5m x 2.2m

Outside: Gardens, parking.

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

BER: Awaiting certificate.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

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

Muckranstown, Tagoat, Co. Wexford.

Beautifully presented family home in what can only be described as absolutely pristine condition throughout featuring bright, spacious, very well laid out accommodation located just minutes from the picturesque lakes at Our Lady's Island.

This meticulous bungalow residence is in top class condition boasting many added extras throughout and is very tastefully decorated creating a warm & welcoming atmosphere. Only minutes from shops, schools, churches and many restaurants, short driving distance from ferries at Rosslare Europort and many beautiful sandy beaches at Carne, St.

Margaret's and Ballytrent etc. Wexford town is approx. 20 minutes driving distance, Waterford City and airport are less than 1 hour and Dublin City and airport less than 2 hours. Golf is close by at Rosslare Strand and St. Helen's golf course.

The property itself has been beautifully maintained both inside and outside, the grounds are a gardener's paradise, with manicured lawns, charming features, mature plants and shrubbery, patio area etc.

This home enjoys brightness, a superb layout with many attractive features and would suit a wide range of buyers.

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 beautiful home minutes to beaches and easily accessible to all facilities & N25.

VIEWING IS HIGHLY RECOMMENDED.

Property Features:

Stylish interior.

Open plan kitchen / diner /lounge.

c. 0.75 acre.

Accommodation Comprises:

Entrance Hallway 4.70m x 11m Semi solid timber floors.

Living Room 5.10m x 4.5m Feature fireplace with stove, semi solid timber floors, double doors, TV point.

Kitchen/Diner/Lounge 7.50m x 3.60m Fully fitted eye & waist level kitchen units, part tiled walls, tiled floor, stainless steel sink unit.

Stove, tiled floor, TV point.

Conservatory 3.60m x 3.60m Tiled floors, sliding doors to rear.

Utility 3m x 2.10m Washing machine, cupboards, door to rear, tiled floor.

Guest WC 1.50m x 1.50m WC, WHB, tiled floors.

Hotpress Walk in hotpress with 3 large shelves.

Office/Study/Bedroom 3m x 2.40m Semi solid timber floors.

Bedroom No. 1 3.60m x 3.60m Over looking garden.
Bedroom No. 2 5.45m x 4.25m Over looking garden, En-Suite, TV Point.
En-Suite WC, WHB, Triton shower, fully tiled.
Bedroom No. 3 5.60m 4.20m Built in Slidrobe, TV point.
Bedroom No. 4 3m x 3.20m Semi solid timber floor.
Bathroom 2.50m x 3m WC, WHB, bath, power shower, fully tiled.
Stira access to partly floored attic.

Detached block built garage

Outside: Gardens to front & rear, detached garage, ample parking, c.0.75 acre site.

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

BER: C3 Ber No: 103609822 207.58 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed out the Rosslare road, in Tagoat take a right turn signposted for Carne, continue on this road for approx. 1km and the entrance to this residence will be on your left (stone wall) and this house is the 3rd on the right.

No. 21 La Rochelle, Rosslare Harbour, Co. Wexford.

Excellent 4 bed detached in the centre of Rosslare Harbour village, adjacent to supermarket, chemist, bank, hotel's, restaurants, trains and beaches etc. School close by. Just a short stroll to the daily ferries to UK & Europe. Only 25 mins driving distance to Wexford town and 2 hours approx. to Dublin, daily trains and buses are easily accessible. Presented to the market in excellent condition with bright and spacious accommodation and gardens to front and rear with parking.

GREAT OPPORTUNITY - NOT TO BE MISSED.

PROPERTY FEATURES

La Rochelle - very sought after area.

Nicely presented.

Spacious accommodation.

Close to golf course, restaurants, many beaches etc.

Good Investment Opportunity.

Accommodation Comprises:

Entrance/ Hallway 13'3" X 6'1" Bright and spacious.
Sitting Room 15'6" X 11'7" Feature fireplace.
Kitchen/Diner 18'5" X 10'7" Fully fitted eye & waist level kitchen units,
tiled floor, part tiled walls, patio door to rear.
Utility Room 6'6" X 5'2 Storage presses, door to rear.
Guest WC 7'3" X 2'7" WC, WHB.
Bedroom No. 1 8'4" X 7'1" With en-suite.
En-Suite 8'4" X 2'6" WC, WHB, fully tiled.
Upstairs

Landing 12'4" X 5'1" Bright and spacious.
Bedroom No. 2 10'7" X 7'1"
Bedroom No. 3 10'8" X 10'7"
Bedroom No. 4 (Master) 12'3" X 11'2" Feature bay window, En-Suite
En-Suite 5'5" X 5' WC, WHB, Shower, fully tiled.
Bathroom 8' X 7' WC, WHB, Bath, fully tiled.

Outside: Cobble lock driveway, garden to rear, parking.

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

BER: D2 Ber No: 109346510 285.52 kWh/m²/yr

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072

Directions: From Wexford proceed out the Rosslare road, take a right at the church in Rosslare Harbour and La Rochelle is located just after the Bank of Ireland, driving straight no. 21 is the 2nd house on your right.

To Lease - Restaurant/Cafe Premises, Rosslare Strand, Co. Wexford.

This premises has a fantastic location directly fronting the main thorough fair in the centre of Rosslare Strand village.

Practically adjacent to the beach & surrounded by many other restaurants, super-market, post office, hotel,

golf club and walking distance from train station.

Busy traffic flow & footfall at its doorstep, this premises offers a great opportunity to develop a very good business, as it always has done.

Good frontage, easy access, external seating area and presented in top class condition.

Shop floor 15' x 22'6" built in units, tiled floor, part tiled walls, storage.

Ladies & Gents WC

VIEWING IS HIGHLY RECOMMENDED.

Rent: On application.

Lease Term: Negotiable.

Services: All services.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

No. 68 Laurel Grove, Tagoat, Co. Wexford.

This Excellent 3 Bed End Terraced residence is presented to the market in pristine condition throughout featuring a spacious

layout with bright accommodation, well laid out and is very tastefully decorated.

The property is situated in a great position in this modern development with off street parking, cobble locked driveway & mature and landscaped enclosed garden to rear.

All facilities are within walking distance at Tagoat village shops, schools, Church, Bus stop etc. Wexford town centre is approx.

15mins driving distance.

The main N11 & N25 routes are very easily accessible. Rosslare Harbour is less than 10 minutes driving distance which

provides daily sailings to the UK & Europe and a wide range of amenities also.

There are numerous long sandy beaches close by at Rosslare Strand, Carne, Our Ladys Island, St. Helens etc.

The Sale of this Property Offers a Superb Opportunity for those Seeking to Acquire a Permanent / Holiday Home in "Turn Key"

Condition and would suit a wide range of property buyers.

VIEWING HIGHLY RECOMMENDED.

Property Features:

Private garden with mature shruberry.

Oil central Heating.

Cobblelock Driveway.

Pristine Condition.

3 Bedrooms.

Accommodation Comprises:

Entrance Hallway 16'3" x 9'2"

Open plan Kitchen/Living 25'2" x 18'2" Semi solid timber floors, feature fireplace, door to

rear garden. Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor.
Guest WC 6'6" x 3'8" WC, WHB, tiled floors, part tiled walls.

Upstairs

Bedroom No. 1 9'11" x 12'3" Timber floors.
Bedroom No. 2 13'4" x 8'9" Timber floors.
Bedroom No. 3 9'4" x 8'7" Timber floors.
Bathroom 6'4" x 11'6" WC, WHB, Bath, tiled floors, part tiled walls, hotpress.

Outside: Patio & landscaped gardens to rear, side entrance, parking.

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

BER: D2 Ber No: 110534237 270.54 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed out the Rosslare road, in tagoat take a left turn at Cushens Bar, pass the church on your right and the entrance to Laurel Grove is on your right.

No. 43 Laurel Grove, Tagoat, Co. Wexford.

This superb 4 bed semi detached residence is presented to the market in excellent condition throughout featuring very well laid out accommodation. The property enjoys a bright and spacious layout with 4 bedrooms, one en-suite, living room open plan to playroom/diningroom etc.

It is very tastefully decorated throughout with many added extra's with spacious gardens to rear and off street parking to front. Ideally located within walking distance of amenities at Tagoat village shops, schools, Church etc and is easily accessed to the main Rosslare Harbour road.

Rosslare Harbour which is minutes away provides daily sailings to the UK and Europe, shops, supermarket, restaurants etc.

Wexford town centre is approx. 15 minutes driving distance and the property is spoilt for choice with some of the South East's finest beaches at its doorstep Rosslare Strand & Harbour, Carne, St. Helen's to name a few.

The Sale of this property offers an excellent opportunity to acquire a beautiful home in a convenient location and would suit a wide range of property buyers ie. families, retirement, holiday, investment .

Property Features

Excellent location.
Minutes to beaches.
Close to Rosslare Harbour & Strand.
4 Bedrooms.
Living room.
Playroom / lounge.
Off street parking.
Spacious back garden.
Solar Panels.

Accommodation Comprises:

Entrance Hallway 17'3" x 8'6" Tiled floor, bright & spacious.
Living Room 14'9" x 13'10" Semi solid timber floors, feature fireplace, TV point. d
Steps to dining area.
Dining Room/Playroom 19'8" x 15'4" Built in units, door to garden.
Kitchen/Diner 17'1" x 13'8" Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor, door to;
Utility Room Plumbed for appliances, built in units, door to rear.
Guest WC 5'9" x 4'10" WC, WHB, tiled floors, part tiled walls.

Upstairs

Landing

Bedroom No. 1 9'6" x 12'4"

Bedroom No. 2 11'2" x 11'1" Built in wardrobe.

Bedroom No. 3 8'5" x 10'8" Built in wardrobe.

Bathroom 6' x 7'7" WC, WHB, Bath, Shower.

Bedroom No. 4 11'1" x 11'1" Walk in wardrobe, En-Suite.

En-Suite WC, WHB, Triton shower, part tiled walls, tiled floor.

Outside: Gardens to front & rear, side entrance, garden shed, parking.

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

BER: C1 Ber No: 106007016 174.09 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed out the Rosslare road, in tagoat take a left turn at Cushens Bar, pass the church on your right and the entrance to Laurel Grove is on your right, drive into the estate and no.43 is on your left as you drive in.

Eircode: Y35 X883

"Lispopple", Ballygillane Big, Rosslare Harbour, Co. Wexford.

Beautifully presented bungalow residence in the centre of Rosslare Harbour village on spacious mature site, good access, parking and very easily accessible. Walking distance from supermarket, restaurants, post office, pharmacy, shops, school, churches, daily trains and buses and the ferries at Rosslare Europort. Beautiful beach at its doorstep and its also very close to St. Margarets, Carnesore, Ballytrent & Kilmore Quay.

20 minutes driving distance to Wexford town and less than 2 hours to Dublin City & airport.

Accommodation is bright, spacious , very well laid out, nicely decorated and very well suited to everyday family living, retirement or holiday home.

VIEWING IS HIGHLY RECOMMENDED.

Property Features

Superb location

Very nicely presented

Cosy attractive accommodation

Nicely matured gardens, parking, etc.

Accommodation Comprises:

Entrance Hallway - 15' x 4' 8" Bright and spacious

Sitting Room - 16' 3" x 11' 5" Feature fireplace.

Open plan to :-

Dining Area - 12' x 9' 4"

Kitchen/Diner - 11' x 9' 3" Fully fitted eye & waist level kitchen units, stainless steel sink unit, tiled floor, part tiled walls. Access to garden.

Inner Hallway Hot Press

Shower Room - 8' x 6' 2" WC& WHB, tiled floor.

Bedroom No. 1 - 8' 6" x 9' 9"

Bedroom No. 2 - 11' 7" x 9' 7"

Bedroom No. 3 - 14' 10" x 10' 11"

Outside: Garage 15' 4" x 14' 5", gardens front and rear, parking, etc.

Services: Mains water, mains sewage, gas central heating.

BER: C3 - Ber No: 104287032 - 207.91 kWh/m²/yr

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 Rosslare Harbour take a right turn at the church, continue up this road taking a right turn after the Railway Social Club and this residence is a short distance

on the right.

"Kelauren", Ballygeary, Kilrane, Rosslare Harbour, Co. Wexford.

This beautiful detached bungalow residence is presented to the market in excellent condition featuring a very nice layout comprising 3 bedrooms with an adjoining self contained 2 bed dormer with own entrance offering huge potential. The property rests on a beautifully mature & private landscaped garden with spacious driveway & sunny aspect.

Ideally located within very easy access of all local amenities at Kilrane, shops, schools, churches etc. Rosslare Harbour is also very easily accessed which provides daily sailings to the UK & Europe. Wexford town centre is approx. 15 mins.

This property offers excellent potential and would ideally suit a wide range of property buyers given its superb accommodation & convenient countryside location.

Property Features

Excellent Location.

Private Site.

Minutes to beaches.

Easily accessed to facilities.

3 bedrooms.

Self contained dormer adjoining.

Excellent condition.

Oil fired central heating & back boiler.

Viewing Highly Recommended

Accommodation Comprises:

Entrance/ Hallway 20'8" X 5'11"

Living Room 10'8" X 11'10" Feature marble fireplace, solid timber floors.

Kitchen/Diner 22'42 X 13'3" Fully fitted cream cottage style kitchen units, breakfast bar, stainless steel sink unit, part tiled walls, tiled floors, double doors to garden.

Utility 7'10" X 6'6" Tiled floors, plumbed for appliances.

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

Bedroom No. 2 10' X 8'11" Built in wardrobes.

Bedroom No. 3 14'4" X 9'6" Walk in wardrobe, Timber floors, EnSuite
En- Suite WC, WHB, Electric Shower, fully tiled.
Bathroom 12'4" X 6'5" Bath, triton shower, WC, WHB, fully tiled.

Adjoining 2 Bed Dormer (with seperate entrance)

Entrance/ Hallway 12'8" X 9'1" Laminated timber floors.
Living Room 13'4" X 13' Laminated timber floors, fireplace, tv point.
Kitchen/Diner 13'5" X 7'9" Fully fitted kitchen eye & waist level units,
stainless steel sink unit, tv point.
Utility 7'10" X 5'6" Door to rear, plumbed for appliances.
Bedroom No. 1 8' X 9'2" Tv point.
Shower Room WC, WHB, Power shower, part tiled walls.

Upstairs

Bedroom No. 2 12' X 12'1" Laminated timber floors, tv point.
Bathroom 6'11" X 5'10" Bath, WC, WHB, part tiled walls.
Outside: Driveway with ample car parking, beatifully mature & private gardens.
Services: Mains water, mains sewage, oil fired central heating.
BER: D1 Ber No: 100148527 251.17 kWh/m²/yr
Viewing: Strictly by appointment with the sole selling agent.
Apply: Keane Auctioneers (053) 9123072

Directions: From Wexford proceed out the Rosslare road, in Kilrane take a left turn opposite Culletons Bar, continue on this road for a short distance passing the car centre and this residence is the 1st house on the right as you turn the bend with a for sale sign outside.

[Grange Big, Rosslare Strand, Co. Wexford.](#)

An excellent property in a superb location. You can enjoy the privacy, normally reserved for a property in the rural countryside, on the outskirts of one of the most desired locations in Co. Wexford. With the renowned sandy beach just minutes away, Rosslare offers all the amenities one could need, including excellent eateries, Kelly's Resort Hotel, school, shops, activity centre, train station and of course for the golfing enthusiast, the choice of courses only minutes from your front door.

Rosslare Europort is within easy access while Wexford town is just a short 15 minute drive. Location here, certainly is key !

The accommodation lends itself to a multitude of options with 4 bedrooms, 2 shower rooms, not to mention the spacious living room & kitchen with separate dining room making it perfect for a holiday get-away or full time residence.

With a mature, well-established and private garden, there is great potential to enjoy the space.

This property offers the option to own their own little piece of heaven in Rosslare.

Viewing is highly recommended.

Property Features:

Short distance from Rosslare Europort.

Mature site.

Private location.

Close to all amenities.

Accommodation Comprises:

Entrance/Hallway 11'5" x 5'9" + 11'4" x 3' Tiled floor, bright & spacious.

Living Room 15'11" x 12' Light filled room, laminate flooring, feature open stone image fireplace.

Dining room 11'10" x 12' Laminate flooring, patio doors to rear.

Kitchen 11'10" x 9'11" Good array of fitted units at eye & waist level with breakfast bar & stainless steel sink, Laminate flooring, tiled splashback. Plumbed for dishwasher & washing machine.

Bathroom 6'10" x 10'4" WC, WHB, electric power shower, fully tiled, hotpress.

Bedroom 1 11' x 9'10" Bright double room with laminate flooring.

Bedroom 2 11'11" x 13'4" Light filled double room with laminate flooring.

Bedroom 3 15'11" x 10'5" Large airy room with laminate flooring.

Bedroom 4 19'9" x 10'5" Large spacious room with shower room off. Laminate flooring. Door to rear.

Shower Room 5'9" x 4'11" With WC, WHB & shower.

Office/Study 10'6" x 10'5" Spacious room with laminate flooring.

Outside: Gardens to front, rear & side, parking.

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

BER: Awaiting certificate.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: On entering Rosslare Strand take a left turn at the mini roundabout onto Grange road, take the next road to the left, continue over the railway crossing and immediately take a left turn, continue straight on this road and this residence is a short distance on your right
