

# "Roserock House", Waterloo Road, Wexford.

Location, location, location ...this is one of the most premium town properties to be offered on the market in recent times.

For Sale by Private Treaty this stunning home is presented to the market in what can only be described as excellent condition throughout maintaining all of its olde worlde charm and character.

It boasts feature fireplace, classic tiles, coving, original staircase which are just some of the beautiful features to name a few.

It enjoys a very spacious and pleasant courtyard offering great privacy & a sunny aspect with side access and block built utility sheds.

Accommodation is spacious, bright and well laid out over two floors. This exceptional home offers everything

and more one would want for town living and is a one off opportunity to acquire a property of its kind.

The town centre is a short stroll with all facilities, Wexford Opera House, Hotels, restaurants and the Quays at its doorstep.

## **Viewing Highly Recommended.**

### **Property Features**

Premium town centre location.

Excellent kitchen / diner.

Spacious courtyard.

Oil fired central heating.

4 Bedrooms.

En suite.

### **Accommodation Comprises:**

Entrance/Hallway 19'x 3'5" Timber floors, under-stairs storage - plumbed for appliances.

Sitting Room/Study 11'10" x 6'2" Feature fireplace with brick surround.

Living Room 18'7" x 8'11" Feature antique fireplace, built in units, timber floors.

Kitchen/Diner 24'2" x 13' Fully fitted eye & waist level kitchen units, stanley aga, part tiled walls, part timber/tiled floors, door to yard.

### Upstairs

Landing Spacious hot-press. WC & WHB.

1st Floor Return

Bedroom No. 1 12'6" x 6'9" Timber floors, views.

Bedroom No. 2 13'1"x 9'7" Timber floors, views.

Bedroom No. 3 9'8" x 8'8" Timber floors.

Bedroom No. 4 (Master) 15'6" x 14' Feature windows, en-suite.

En-Suite 8'1" x 5'4" WC, WHB, Shower, part tiled walls, tiled floors.

**Outside:** Utility Sheds, Spacious yard to rear.

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

**BER:** Awaiting certificate

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

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