

No. 140 St. Helens Village, Kilrane, Rosslare Harbour, Co. Wexford.

Beautifully presented 3 bed (main en-suite) residence on a spacious sunny site in one of the most sought after areas on the South East coastline. Adjacent to St. Helens beach and golf club, with a variety of popular beaches including St. Margarets, Carne, Rosslare Strand, to name but a few. Ideally located just 5 minutes from ferries at Rosslare Europort and very close to local shops, schools, churches, supermarkets, restaurants etc. while Wexford Town is 20 minutes away and South Dublin is less than 2 hours.

The property is presented in top class condition, as is the entire village. The spacious living areas are flooded with light and perfect for entertaining or indeed, just enjoying the space in your own piece of tranquility. Its bright, spacious, well laid out and would suit holiday/retirement living etc.

VIEWING IS HIGHLY RECOMMENDED.

Property Features

Superb location.
Very accessible.
Low maintenance.
Lovely accommodation.
Close to all amenities
Various beaches and golf courses close-by.

Accommodation Comprises:

Entrance Hallway
Open Plan Kitchen/Diner/Living Room. 7.6m x 3.75m Fully fitted eye & waist level kitchen units, part tiled walls, part tiled floors, feature fireplace, double doors to sun-room
Sun-Room 3.8m x 3.2m Tiled floors. Doors to rear patio
Bedroom No. 1 2.3m x 3.5m
Bedroom No. 2 4.13m x 3.5m Built in wardrobe. En-Suite with WC, WHB, shower, fully tiled.
Bedroom No. 3 2.7m x 3.4m Built in wardrobe.
Bathroom 2m x 2m WC, WHB, shower, fully tiled.
Hot Press/Large Storage Press (Off hallway)

Outside: Gardens to front and rear, patio area, parking. □ **Services:** Mains water, main sewage, heating.

BER: E1 Ber No: 107858789 333.43 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 Kilrane village take the 2nd right turn signposted for St. Helens, continue on this road, taking the 2nd road to the left and

take the 2nd entrance to the right.