

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.

