

# "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