FOR SALE

AMV: € 195,000 **File No.E440.CWM**



6B Ros Mor, Rosslare Harbour, Co. Wexford Y35 R123

- **Two-bedroom semi-detached residence extending to c. 67 sq. m. / 722 sq. ft.**
- **Recently refurbished and presented in very good condition.**
- **Private enclosed rear garden with patio, lawn and gated side access.**
- **Off-street parking and attractive, well-maintained residential development.**
- **Convenient to village amenities, bus services, train and Rosslare Europort and 20 minutes to Wexford Town.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS®

Kehoe & ASSOC.

6B Ros Mor, Rosslare Harbour, Co. Wexford Y35 R123

Nestled within the attractive and well-established Ros Mor development in the heart of Rosslare Harbour, No. 6B presents an excellent opportunity to enjoy comfortable, low-maintenance living in one of County Wexford's most accessible coastal communities. This beautifully maintained two-bedroom semi-detached residence has benefited from recent refurbishment and offers bright, well-proportioned accommodation, private outdoor space and the convenience of village amenities close at hand.

Extending to c. 67 sq. m., the accommodation is thoughtfully arranged over two floors. The ground floor comprises a welcoming entrance hallway, comfortable sitting room, kitchen, separate utility room and guest bathroom. Upstairs, there are two generously proportioned bedrooms, including a spacious main bedroom, together with a recently refurbished family bathroom. Presented in very good condition throughout, the property offers an inviting home ready for immediate enjoyment.

Outside, the property benefits from off-street parking and a lawned garden to the front, while the private enclosed rear garden offers a delightful combination of patio and lawn, ideal for outdoor dining, relaxation and entertaining. A gated side entrance and garden shed provide additional practicality. Ros Mor itself is an attractive residential development of approximately 31 homes, with carefully maintained communal areas and an active residents' association contributing to its welcoming neighbourhood atmosphere.



Rosslare Harbour offers an enviable lifestyle where coastal living meets everyday convenience and international connectivity. Residents can enjoy local shops, cafés, restaurants, schools and essential services within the village, while regular bus services provide connections to Wexford Town, Rosslare Strand and surrounding areas. Rosslare Europort, one of Ireland's principal passenger and freight gateways to continental Europe, is conveniently located nearby, offering ferry connections to destinations in France and Spain, making European travel particularly accessible.

For those who appreciate the outdoors, the surrounding coastline provides wonderful opportunities for seaside walks, swimming and exploring the beautiful beaches of Rosslare Strand, St. Helen's and Carne. Rosslare Golf Links, St. Helen's Bay Golf Resort and the wider south Wexford coastline offer an excellent choice of recreational pursuits. Wexford Town is approximately 20 minutes away by car, providing an extensive selection of shopping, dining, cultural attractions and leisure facilities.
Whether seeking a first home, a comfortable coastal retreat, an investment opportunity or a manageable residence for those wishing to downsize, No. 6B Ros Mor combines modern comfort, a relaxed seaside lifestyle and exceptional transport connectivity in a highly convenient village setting.

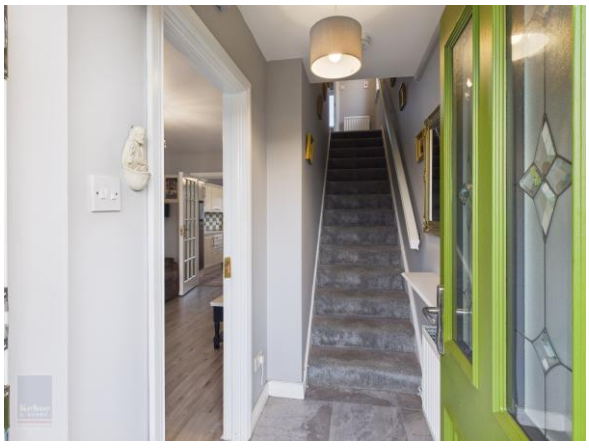
It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



ACCOMMODATION

Entrance Hallway	1.78m x 1.12m	Arriving to the front door, two steps rising up to composite double-glazed door installed in recent years. Tiled flooring,
Door with glass insert leading through to:		
Sitting Room	4.72m x 3.17m	Timber laminate flooring, large double glazed pvc windows installed in 2004 overlooking front garden and driveway. Door to under stairs storage area, which is carpeted, radiator heating.
Glass double doors leading through to:		
Kitchen	3.23m x 2.45m	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, ample worktop space, stainless steel sink and drainer under large window overlooking rear garden, tiled splashback surrounding the worktop space, free standing Libre fridge freezer, free standing Normande electric oven with extractor fan overhead.
Door leading through to:		
Utility Room	1.75m x 1.56m	Tiled flooring, utilities enclosed around worktop space with tiled splashback and tall press to the left with a Normande dyer and Whirlpool washing machine built in , pedestrian composite double glazed door leading through to rear garden.
Guest Bathroom	1.55m x 1.44m	Tiled flooring, floor to ceiling tile surround, open shelves and hanging towel rail, w.h.b with built in cabinetry and mirror overhead and w.c.
Timber carpeted staircase leading to:		

















ACCOMMODATION

First Floor:

Landing	2.11m (max) x 1.88m (max)	Timber laminate flooring throughout, window overlooking side garden, hatch to attic, hot-press with insulated water tank and open shelves.
Large Front Bedroom	4.16m (max) x 4.01m	Timber laminate flooring throughout, large window and second window overlooking front driveway and common green area.
Bedroom 2	3.93m. (max) x 2.25m	Timber laminate flooring, window overlooking rear garden
Family Shower Room	1.74m x 1.67m	Tiled flooring, floor to ceiling tile surround, enclosed shower with Triton T90 sr with glass sliding doors, w.h.b with built in cabinetry underneath and mirror overhead and w.c.

Total Floor Area: c. 67 sq. m. / 722 sq. ft.















Features

- Semi-detached residence.
- Built in 2003.
- Two bedrooms, 2 Bathrooms.
- Extending to c. 67 sq.m. / 722 sq.ft.

Outside

- Cobble lock driveway
- Garden shed
- Enclosed rear garden with side access
- Grass in lawn

Services

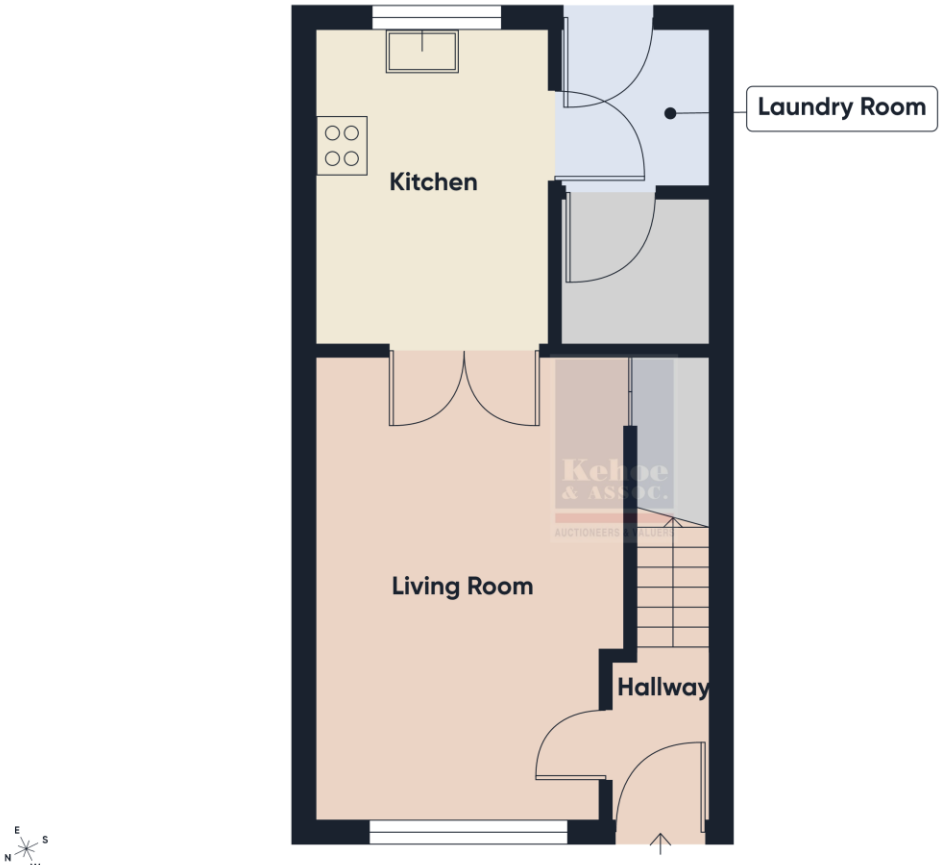
- Mains water
- Mains drainage
- OFCH
- Fibre broadband available

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

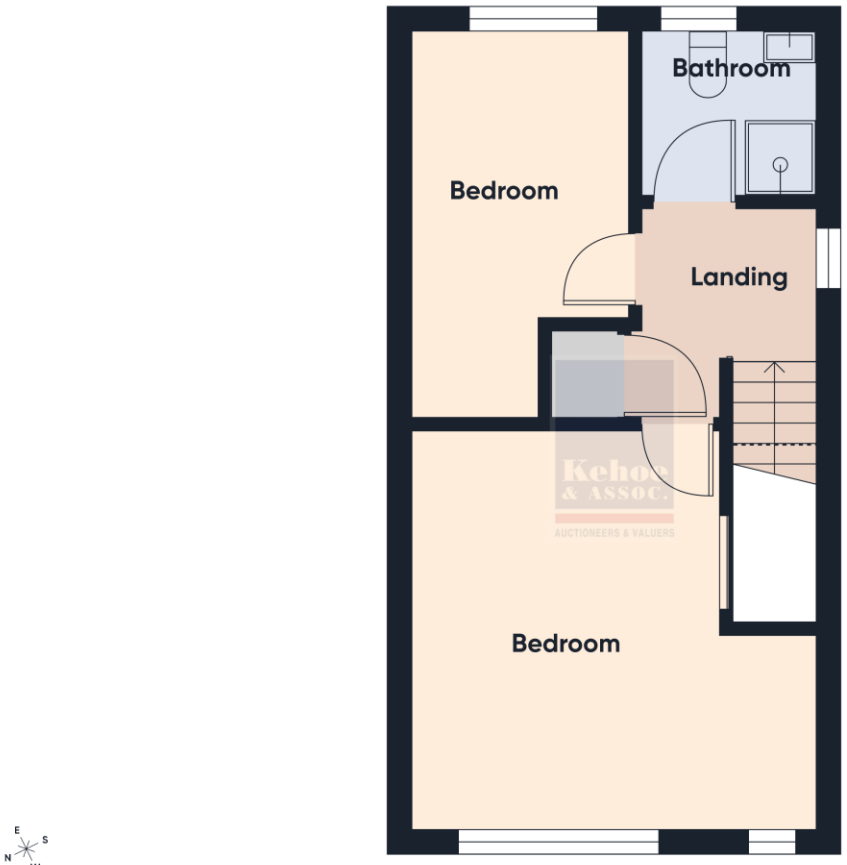
Directions: **Eircode: Y35 R123**







Floor 0



Floor 1



Building Energy Rating (BER): D1 BER No. 114559438
Energy Performance Indicator: 226.9 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.



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