FOR SALE

AMV: €285,000 **File No.E611.CWM**



70 Seabury, Rosslare Strand, Co. Wexford Y35 T683

- **Beautifully presented two-bedroom, two-bathroom first-floor apartment built in 2005 in the sought-after Seabury development.**
- **Bright, spacious accommodation extending to c. 76 sqm featuring dual-aspect balconies, including a generous south-facing balcony.**
- **Two dedicated off-street parking spaces and attractive communal green areas.**
- **Prime coastal location, just a short stroll from Rosslare Strand's Blue Flag beach, shops, restaurants, and amenities.**
- **Ideal as a holiday retreat, investment opportunity, or permanent seaside residence.**
- **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.

70 Seabury, Rosslare Strand, Co. Wexford Y35 T683

'A Beautifully Presented Two-Bedroom Apartment in a Prime Seaside Location'

Kehoe & Assoc. are delighted to present No. 70 Seabury, an attractive and spacious two-bedroom, first-floor apartment ideally positioned in the heart of the ever-popular Rosslare Strand. Combining generous, light-filled accommodation with an enviable coastal location, this superb apartment offers an exceptional opportunity to enjoy the very best of seaside living.

Seabury is a highly regarded and well-managed residential development, perfectly situated adjacent to Rosslare Strand Train Station and within a short stroll of the village's excellent selection of shops, cafés, restaurants, pubs and hotels. The magnificent Blue Flag beach is also just a few minutes' walk away, offering an idyllic setting for coastal walks, water sports and relaxation.



Presented in excellent condition and ready for immediate occupation, this beautifully maintained apartment offers well-proportioned accommodation designed for comfort and convenience. The welcoming entrance leads into a spacious open-plan living and dining area, complemented by a galley-style kitchen. The living space enjoys excellent natural light and opens onto a generous, south-facing balcony – the perfect spot to enjoy morning coffee, outdoor dining or simply relax and take in the coastal atmosphere.

The accommodation comprises two generously sized bedrooms, including a master bedroom with ensuite, together with a separate family bathroom. The second bedroom also benefits from access to a balcony, creating an additional private outdoor space. With dual-aspect balconies, the apartment enjoys an appealing connection between indoor and outdoor living.



Rosslare Strand is one of Wexford's most sought-after coastal destinations, renowned for its beautiful sandy beach, relaxed seaside atmosphere and excellent local amenities.
Whether enjoying a leisurely stroll along the shoreline, lunch in one of the village's welcoming restaurants, a day of water sports or simply unwinding in your own coastal retreat, everything is wonderfully close at hand.

With its convenient transport links and vibrant year-round community, Rosslare Strand is equally appealing as a permanent residence, retirement home or holiday destination.

No. 70 Seabury represents an excellent opportunity to acquire a quality apartment in a highly desirable seaside development.

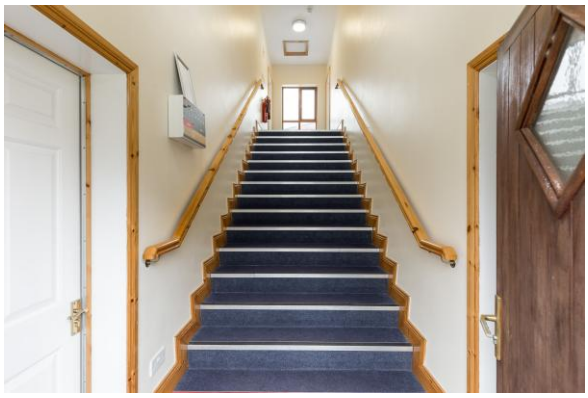
Whether you are seeking a holiday escape, a sound investment or a comfortable permanent home by the sea, this property offers an appealing combination of location, lifestyle and convenience.

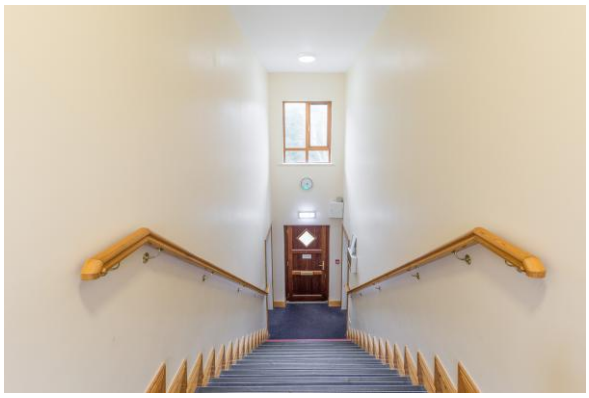
Early viewing is highly recommended to appreciate all that this superb apartment has to offer, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



ACCOMMODATION

Entrance Hall	1.97m x 1.15m	Engineered timber floor, electric fuse board, wall mounted electric radiator.
Open alcove leading through to:		
Open Plan Dining/Living Room	5.66m x 5.35m	Engineered timber floors throughout feature large window with pedestrian door access to balcony overlooking the south facing front gardens, electric stove, intercom for front door, tv point and electrical points.
Balcony	2.80m x 1.36m	Composite decking flooring and wrought iron rails, directly south facing overlooking front common green area.
Kitchen	3.20m x 2.08m	Tiled flooring, fully fitted with floor and eye level cabinets, integrated fridge freezer, Candy electric oven with four ring electric hob under extractor fan and Hoover washing machine, stainless steel sink and drainer under window overlooking rear development with tiled splashback and ample worktops space. Wall mounted electric heather.















ACCOMMODATION

Master Bedroom	3.36m x 3.27m	Carpeted flooring throughout, double bay with fitted wardrobe, large south facing window. Wall mounted electric heater.
Ensuite	3.26m x 0.93m	Tiled flooring, enclosed shower with floor to ceiling tile surround Triton T90 er, w.h.b with tiled splashback with mirror and light overhead and w.c.. Wall mounted Creda electric heater.
Offer the Open Plan, Hallway leading through to:		
Hallway	1.61m x 1.28m	Engineered timber floors, door to hot-press with insulated tank and open shelves.
Bedroom 2	3.53m x 2.76m	Carpeted flooring, fitted double bay wardrobe and pedestrian door leading to west facing balcony.
Balcony	2.08m x 1.00m	Timber cladding with wrought iron overlooking common green areas and west facing.
Family Bathroom	2.37m x 1.80m	Tiled flooring, bath with Triton T90 si electric shower wall mounted, bath surround tiles to ceiling, w.h.b with tiled splashback, mirror and lighting overhead and w.c. Creda wall mounted electric heater.

Total Floor Area: c. 76 sq. m. / 818 sq. ft.










MITCHELL
5




THE COAST
IS CLEAR
Sail away
SAIL
AWAY





Features

- Spacious two-bedroom, two bath first-floor apartment built in 2005.
- Extending to c. 76 sq.m.
- Excellent condition throughout.
- Ready for immediate occupation.
- Exceptional location beside Rosslare Strand Train Station.
- Short stroll to Rosslare Strand's Blue Flag beach.

Outside

- Large south-facing balcony.
- Additional balcony accessed from bedroom two.
- Two dedicated off-street car parking spaces.
- Attractive communal green area to the front.
- Well-managed residential development.

Services

- Mains water
- Mains electricity
- Mains drainage.
- Storage Heaters
- Electric Fire

Management Fees: In 2026 €645 per annum payable to SEUN Management Company Ltd: To include sinking fund, common area electrics, fire alarm & ER lighting, building insurance, maintenance, landscaping, outdoor painting, mgmt. costs & legal costs. Note bins are excluded.

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 T683**







Building Energy Rating (BER): D1 BER No. 110006657
Energy Performance Indicator: 255.09 kWh/m²/yr

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



Sales Agent
CATRIONA MURPHY
087 2427525
Email: catriona@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: **info@kehoeproperty.com**

SOCIETY OF CHARTERED SURVEYORS IRELAND RICS

Kehoe & Assoc.

These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141