FOR SALE

Offers in Excess €299,000 **File No.E393.CWM**



52 Castlegardens, St. Helen's, Co. Wexford Y35 RD35

- **Four-bedroom detached residence extending to c. 108 sq.m / 1,163 sq.ft., built in 2003.**
- **The property is ideally positioned in the sought-after St. Helen's Village development and close proximity to St. Helen's Bay Beach and Golf Resort.**
- **Extensively upgraded with a new kitchen, bathrooms, flooring and electric heating.**
- **Accom. in brief: Entrance hallway, open plan kitchen/dining/living room, sunroom, ground floor bedroom, guest w.c, upstairs 3-bedrooms, one ensuite and family bathroom.**
- **Enclosed south-facing garden with expansive raised composite decking and sunroom.**
- **Private parking with EV charger and exterior utility room.**
- **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.

52 Castlegardens, St. Helen's, Co. Wexford Y35 RD35

Kehoe & Assoc. are delighted to present No. 52 Castlegardens, an exceptional four-bedroom detached residence situated within the highly sought-after coastal setting of St. Helen's Bay. Extending to approximately 108 sq.m. (1,163 sq.ft.), this beautifully upgraded home offers stylish, contemporary interiors, generous living accommodation, and an enviable south-facing aspect, all within easy reach of sandy beaches and the renowned St. Helen's Bay Golf Resort.

The accommodation is bright, spacious, and thoughtfully designed, featuring an impressive open-plan kitchen, dining and living area with a newly fitted contemporary kitchen, integrated appliances, and an attractive feature fireplace. A delightful sunroom overlooks the rear garden and opens directly onto the expansive south-facing raised composite decking, creating a wonderful setting for indoor-outdoor living and entertaining. Four well-proportioned bedrooms, including a principal ensuite, are complemented by a stylishly refurbished family bathroom and guest bathroom. Recent upgrades include new flooring, newly installed electric heating, and beautifully modernised bathrooms, ensuring a superb turnkey finish throughout.





Outside, the property enjoys an enclosed south-facing rear garden with extensive wraparound decking, ideal for al fresco dining and relaxation. A private driveway provides parking for two vehicles and benefits from an EV charging point. An exterior utility room, complete with a Whirlpool washing machine and Bosch tumble dryer, both included in the sale, adds further practicality.

Perfectly positioned to embrace the very best of coastal living, No. 52 Castlegardens offers convenient access to beautiful beaches, scenic coastal walks, golf and the amenities of Rosslare Harbour and Rosslare Strand. Combining a desirable location with contemporary finishes and exceptional outdoor space, this impressive residence presents a wonderful opportunity as a permanent home or luxurious coastal retreat.

Viewing is highly recommended to fully appreciate all that this superb property has to offer.

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









ACCOMMODATION

Entrance Hall	3.73m x 1.29m	Engineered laminate flooring.
Glass doors leading through to:		
L-Shaped Open Plan Kitchen/Dining/Living Area	6.96m (max) x 4.89m (max)	Timber engineered flooring throughout. Feature fireplace with insert and granite stone surround and hearth timber mantelpiece. Dual aspect with windows overlooking front garden and side garden. Fully fitted newly installed kitchen with floor and eye level cabinetry including integrated fridge freezer, integrated Nordmende microwave and Nordmende oven, Nordmende four ring electric induction hob with extractor fan overhead. Stainless steel sink and drainer under window overlooking front garden and parking area, integrated Nordmende dishwasher and convenience under counter bin drawers, electric heating throughout, wall mounted storage cabinetry, tv point, electrical points and newly installed electric heating.
Double glass doors leading through to:		
Sunroom	3.44m x 2.79m	Tiled flooring throughout, double glassed windows throughout with apex ceiling, sliding patio door leading out to south facing wrap around composite decking area. Newly installed electric heating.
Ground Floor Bedroom 4	2.77m x 2.57m	Engineered timber flooring, window overlooking side garden.
Guest Bathroom	1.78m x 0.84m	Under stairs, newly renovated with tiled flooring, w.h.b with tiled splashback, cabinetry underneath and w.c.

Carpeted staircase from Entrance Hall with window overlooking front garden leading to:





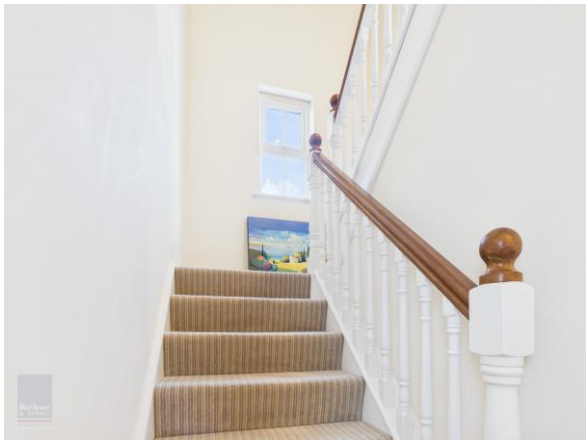












ACCOMMODATION

First Floor

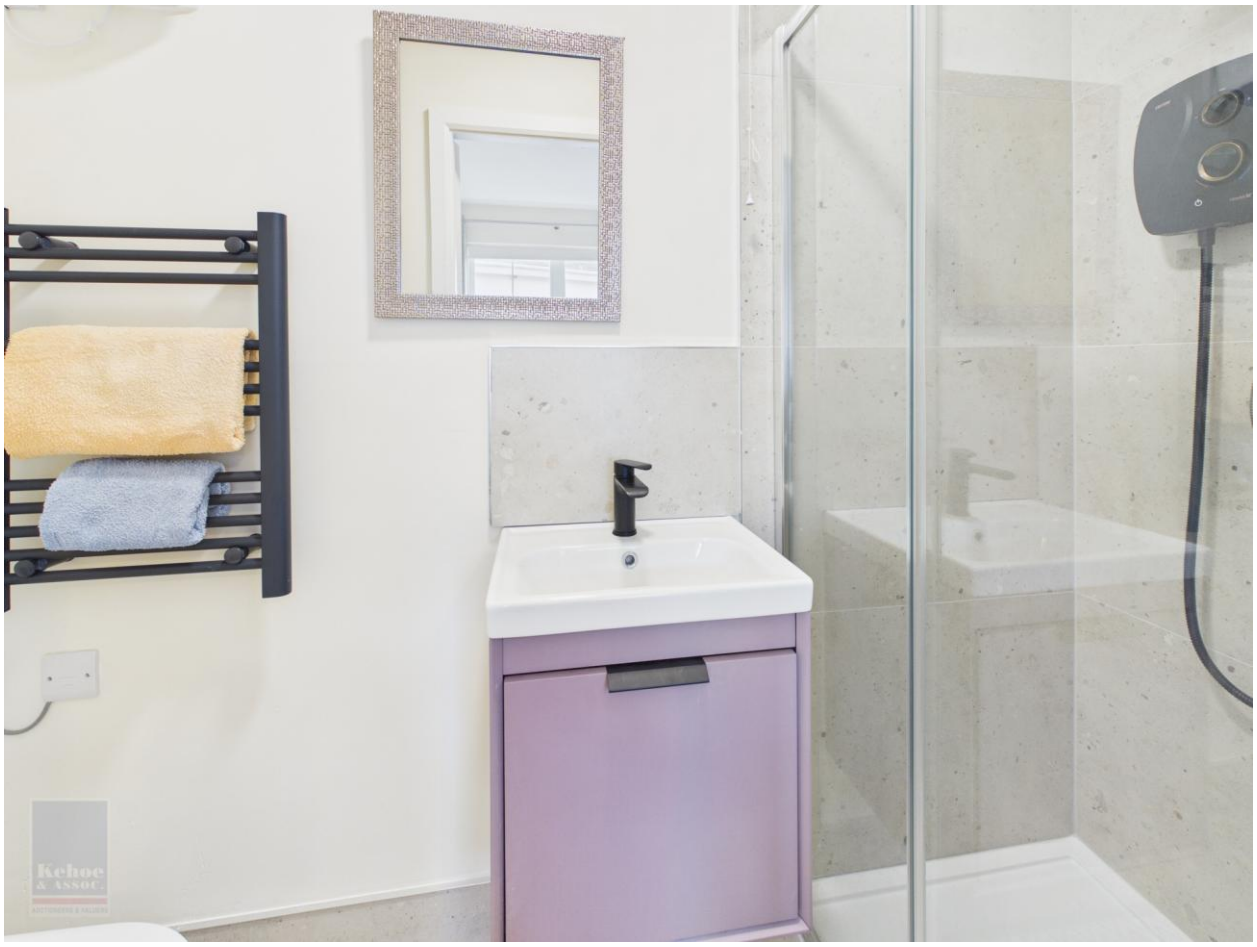
Landing Area	2.79m x 2.32m	Carpeted flooring, hatch to attic overhead, door to hot-press with carpeted flooring, open shelves, insulated water tank and ample storage space.
Master Bedroom	3.72m x 3.09m	Timber laminate flooring, built in treble bay wardrobes, newly installed electric heating.
Ensuite	2.36m x 0.97m	Newly removed with tile skirting, enclosed shower with Triton Noval sr with rainwater shower head and separate shower head, w.h.b with built in cabinetry underneath, tiled splashback, wall mounted towel rail and w.c.
Bedroom 2	3.16m x 3.10m	Timber laminate flooring, large window overlooking front gardens, built in open shelves and rails, newly installed electric heating.
Bedroom 3	2.99m x 2.72m	Timber laminate flooring, window overlooking side garden.
Family Bathroom	2.07m x 1.72m	Newly renovated with tiled floor and tiled skirting, newly installed enclosed large shower with sliding glass doors, floor to ceiling tile surround, rainwater shower head with Triton T90 sr, w.h.b with cabinetry underneath, tiled splashback, cabinetry with mirror and lighting overhead.

Total Floor Area: c. 108 sq.m / 1,163 sq.ft.






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Features

- Built in 2003.
- Four-bedroom detached home.
- Extending to c. 108 sq.m / 1,163 sq.ft.
- Recently renovated throughout.

Outside

- Two car parking driveway.
- Enclosed south facing rear gardens.
- Expansive wrap around decking area.
- Garden shed.
- Exterior utility room with Whirlpool washing machine and Bosch dryer.
- EV car plug.

Services

- Mains water.
- Group drainage scheme.
- Newly installed electric heating throughout.
- Broadband available.

Management Fees: Annual service charges €1,850 per annum (1st Jan 2026-31st Dec. 2026) includes management fees €1,400, resort levy €300, sinking fund €150, bins, common grounds insurance, and grass maintenance all year round.

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 RD35**







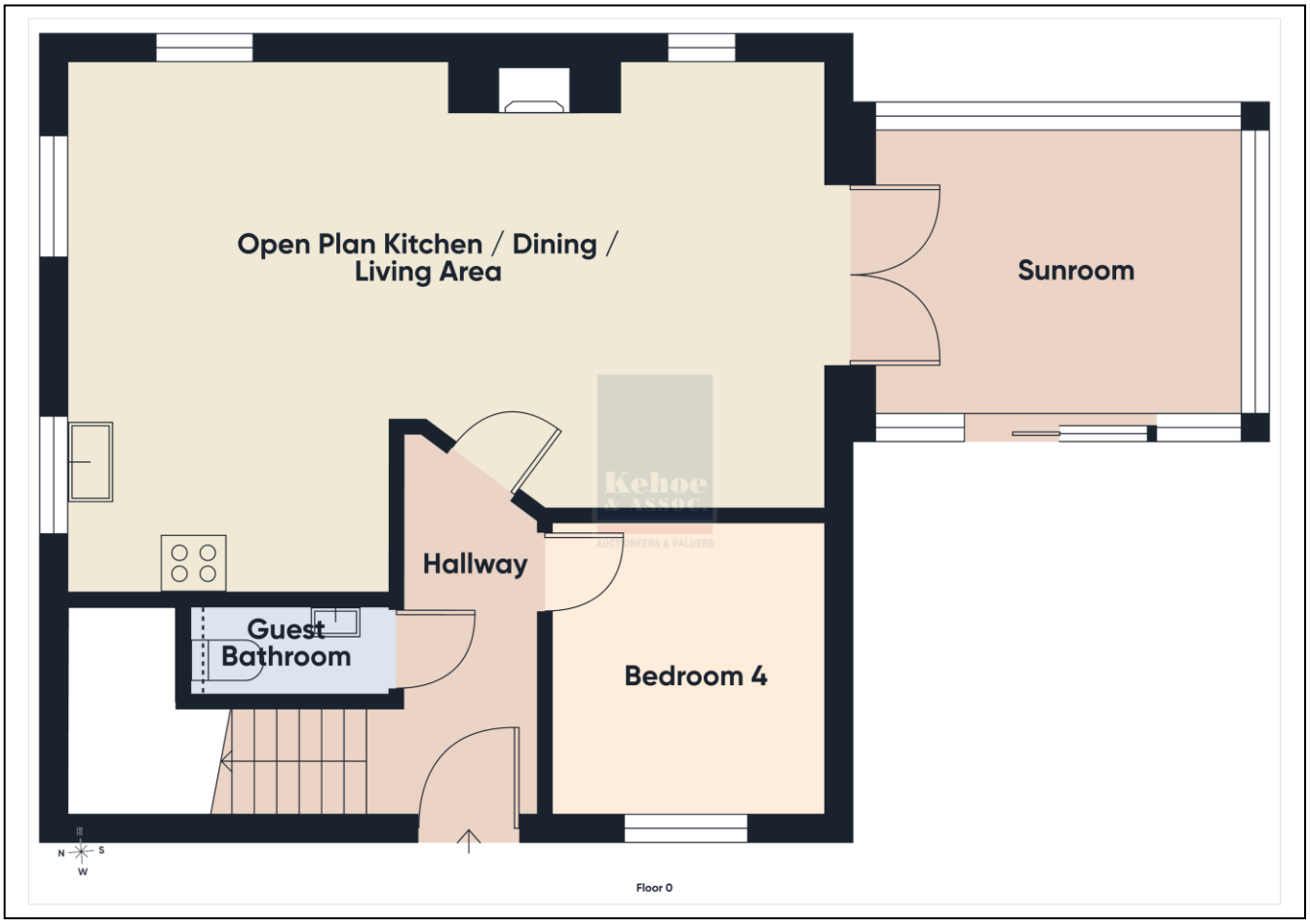







WELCOME TO ST. HELEN'S BAY GOLF RESORT
St.Helen's Bay
GOLF RESORT
HANDICAP CONVERSION TABLE
(1) Find the slope rating for the set of tees you will be playing. (2) Find your Handicap Index. (3) Read across the table to find your Course Handicap.
MEMBERSHIP
New Members are always welcome, please ask our team for information.
BAR & RESTAURANT
St. Helen's Bay Resort offers a spacious clubhouse with full bar and restaurant facilities open to the public. We also cater for corporate and family events.
Clubhouse
Restrooms
VISITORS WELCOME
1st Tee
ARACHAS
Protecting You & Yours
Get winning insurance solutions
www.arachas.ie
10th Tee




Open Plan Kitchen / Dining /
Living Area
Sunroom
Hallway
Guest
Bathroom
Bedroom 4
Kehoe
& ASSOC.
AUCTIONEERS & VALUERS
E
N
S
W
Floor 0


Master Bedroom
Bedroom 2
Bathroom
Family
Bathroom
Landing
Area
Bedroom 3
Hot-Press
Kehoe
& ASSOC.
E
N
S
W
Floor 1

Building Energy Rating (BER): C BER No. 102973013
Energy Performance Indicator: 188.94 kWh/m²/yr

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



Sales Agent
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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