FOR SALE

AMV: €550,000 **File No.E670.CWM**



21 Ard Aoibhinn, Rosslare Strand, Co. Wexford Y35 Y576

- **Spacious five-bedroom detached residence extending to c. 160 sq. m / 1,722 sq. ft., built in 2005.**
- **Prized south-facing rear garden overlooking agricultural lands with no development immediately behind.**
- **Extensive decking and outdoor entertaining areas, ideal for family living.**
- **Sought-after Rosslare Strand address, convenient to Blue Flag beach, schools, golf and village amenities.**
- **Exceptional coastal lifestyle within approximately 15 minutes of 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®

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21 Ard Aoibhinn, Rosslare Strand, Co. Wexford Y35 Y576

Kehoe & Assoc. are delighted to present No. 21 Ard Aoibhinn, an impressive five-bedroom detached residence occupying an enviable position within this established and highly regarded residential development in the heart of Rosslare Strand. Extending to c. 160 sq. m. (1,722 sq. ft.), this substantial family home offers generously proportioned accommodation, excellent versatility and a wonderful connection to its outdoor surroundings. A particularly appealing feature is the **prized south-facing rear garden, enjoying exceptional privacy and an uninterrupted outlook across open agricultural lands, with no residential development immediately to the rear.**

This desirable setting, combined with the property's proximity to Rosslare's magnificent coastline and village amenities, creates an outstanding opportunity to embrace coastal living at its finest.

Built in 2005, the residence has been thoughtfully designed to provide comfortable and flexible accommodation ideally suited to the demands of modern family life. The welcoming entrance hallway introduces a bright and spacious interior, with solid timber flooring adding warmth and character throughout the principal living areas. The elegant sitting room features an attractive bay window with bespoke shutters and an open fireplace, creating an inviting space for relaxation. To the rear, the generously proportioned open-plan kitchen, dining and living area provides the perfect setting for everyday family life and entertaining. French doors open directly onto the south-facing garden, allowing natural light to fill the living space and creating a seamless connection between indoors and outdoors. A substantial utility room, guest bathroom and an additional ground-floor reception room, equally suited as a home office, playroom or fifth bedroom, further enhance the versatility of the accommodation.

Upstairs, four well-appointed bedrooms provide excellent accommodation for growing families, including a spacious principal bedroom complete with fitted wardrobes and ensuite bathroom. A family bathroom serves the remaining bedrooms, while the rear bedrooms enjoy particularly pleasant views across the garden and adjoining countryside.

The outdoor space is a defining feature of this exceptional home. The beautifully arranged south-facing rear garden offers a wonderful combination of privacy, sunshine and open views, providing an idyllic retreat from the pace of everyday life. Extensive timber decking and patio areas create inviting spaces for outdoor dining, summer barbecues and entertaining, while the lawn and dedicated children's play area (playhouse and swing included in the sale), provide ample room for family enjoyment. The agricultural lands beyond the rear boundary create a wonderful sense of openness, a particularly attractive quality within an established residential development. To the front, the property benefits from a cobble lock driveway with ample off-street parking and an attractive outlook towards the development's communal green areas.



Rosslare Strand is one of the southeast's most celebrated and sought-after coastal destinations, cherished for its beautiful sandy shoreline, welcoming village atmosphere and exceptional quality of life. Renowned as one of Ireland's sunniest seaside resorts, Rosslare offers a lifestyle centred around the outdoors, where leisurely beach walks, morning swims, golf, tennis and relaxed afternoons by the sea can become part of everyday life. The magnificent Blue Flag beach stretches along the coastline, providing a spectacular natural amenity for residents and visitors throughout the seasons.

Beyond its enduring appeal as a holiday destination, Rosslare Strand has developed into a thriving year-round community, making it equally desirable for permanent family living. The village offers a wonderful selection of cafés, restaurants, traditional pubs, shops and essential services, together with excellent recreational facilities including the renowned Rosslare Golf Links and local sporting clubs. Families are particularly well catered for, with Rosslare National School serving the village and a wider selection of primary and secondary schools available in nearby Wexford Town. The combination of established amenities, sporting opportunities and a strong community atmosphere makes Rosslare an especially attractive place to raise a family.

Convenience is another significant advantage of this location. Wexford Town is approximately 15 minutes' drive away, providing an extensive range of retail, educational, healthcare and cultural amenities, while Rosslare Strand railway station offers regular connections along the Dublin–Rosslare rail corridor. Rosslare Europort is also within easy reach, providing international ferry connections.



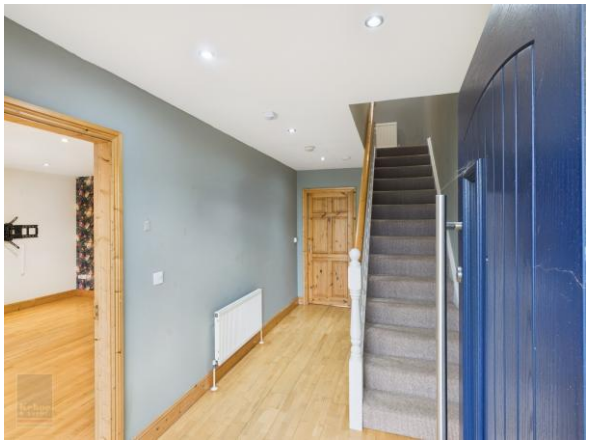
No. 21 Ard Aoibhinn offers far more than a spacious family residence; it presents an opportunity to enjoy an exceptional coastal lifestyle in one of County Wexford's most desirable locations.

Whether seeking a permanent family home, a coastal retreat or a property offering the flexibility to accommodate changing family needs, this impressive residence delivers on space, comfort and setting. Its sunny south-facing garden, open countryside outlook and proximity to Rosslare's celebrated beach and village amenities combine to create a home of lasting appeal, where the pleasures of seaside living can be enjoyed throughout the year.

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




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ACCOMMODATION

Entrance Hall	5.03m x 2.21m	Newly installed composite double glazed door, solid timber floors throughout, ample storage underneath staircase with open cloak rail.
Sitting Room	5.58m x 4.45m	Solid timber floors throughout, feature bay window with bespoke fitted shutters, open fireplace with cast iron insert and timber mantelpiece, open shelves, wall mounted plug points suitable for electrical devices and tv, recess lights throughout.
Bedroom 5/Second Sitting Room/Home Office	4.76m x 3.13m	Large window overlooking cobble lock driveway and common green areas, carpeted flooring, wall mounted brackets for tv devices, fibre broadband line.







ACCOMMODATION

Kitchen/Dining/Living Area	6.77m x 4.70m	Kitchen area is tiled and the dining/living area has solid timber floor. Kitchen Area: Fully fitted with floor and eye level cabinets, stainless steel sink with a brass faucet under large window overlooking south facing rear, Belling electric hob with extractor fan overhead, Beko electric oven with space for microwave over, integrated dishwasher and free-standing Samsung American style fridge freezer. Dining/Living Area: Dual aspect with window overlooking side garden and recently installed double glazed French doors leading out to the south facing rear garden and patio areas.
Door leading through to:		
Utility Room	3.90m (max) x 3.14m	Tiled flooring throughout, large utility space with hatch to attic overhead, Samsung washing machine and dryer with further storage space under worktop area, plug points, timer controls for thermostat and window overlooking side garden. Composite double glazed rear door leading out to rear garden.
Guest WC	1.87m x 1.84m	Tiled flooring throughout, half wall subway tile surround with wallpaper walls overhead, w.h.b with wall mounted mirror and open shelves, w.c and privacy window overlooking side garden. (Opportunity to put in a walk-in shower).

From Entrance Hallway, carpeted staircase leading to:

















ACCOMMODATION

First Floor

Landing	4.05m x 1.47m	Carpeted flooring, Velux overhead, hatch to attic, hot-press with open shelves and insulated water tank.
Master Bedroom	5.01m x 3.93m	Carpeted flooring throughout, large window overlooking common green areas and driveway with bespoke made shutters, treble bay slide robe with ample storage and shelving solutions.
Door to:		
Ensuite	2.60m (max) x 1.68m (max)	Tiled flooring, enclosed shower with Triton T90 sr electric shower with rainwater shower head, w.h.b with tiled splashback, w.c and wall mounted open shelves.







ACCOMMODATION

Bedroom 2	3.72m x 2.99m	Timber flooring throughout, large window overlooking south facing gardens and agricultural fields to the rear.
Bedroom 3	3.09m x 2.93m	Timber floors with large window overlooking south facing garden and agricultural fields, wall mounted open shelves, open double bed locker shelf and wall mounted tv with open shelf underneath.
Bedroom 4	4.19m (max) x 2.76m (max)	Timber flooring, window with bespoke made shutters overlooking common green area and driveway, open shelf and bracket for wall mounted t.v.
Family Bathroom	2.61m x 1.90m	Tiled flooring, bath with half wall tiled surround, gold faucets and shower head, under large privacy window, w.h.b with tiled splashback and mirror overhead, w.c, separate enclosed shower with Supajet 100 power shower with rainwater shower head.

Total Floor Area: c. 160 sq. m. / 1,722 sq. ft.

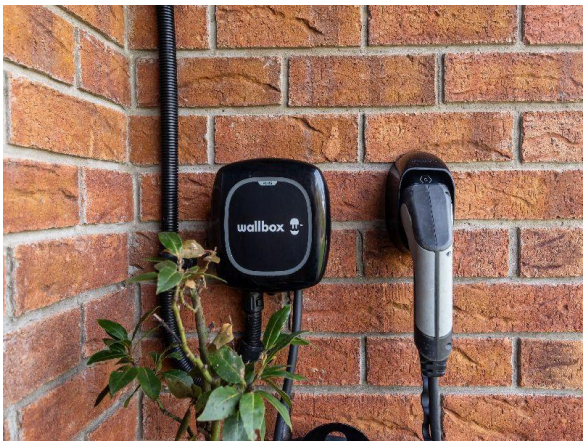











wallbox



Features

- Built in 2005.
- Extending to c. 160 sq. m. (1,722 sq. ft.).
- Five bedrooms (four upstairs and one ground floor option) and two bathroom plus spacious guest w.c.
- Walking distance to Blue Flag beach and Village amenities.

Outside

- Prized south-facing rear garden with uninterrupted countryside views.
- Exceptional privacy with no development immediately to the rear.
- Extensive timber decking, patio areas and landscaped gardens.
- Cobble lock driveway with ample off-street parking.

Services

- Mains water.
- Mains drainage.
- OFCH.
- Fibre broadband available.
- EV Charger.

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

Directions: **Eircode: Y35 Y576.**

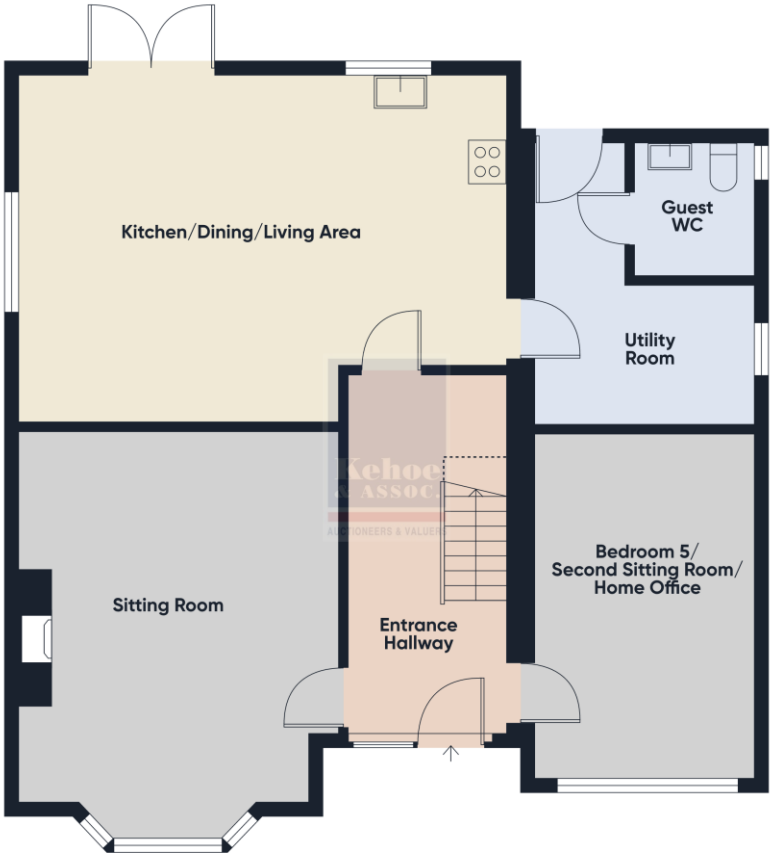




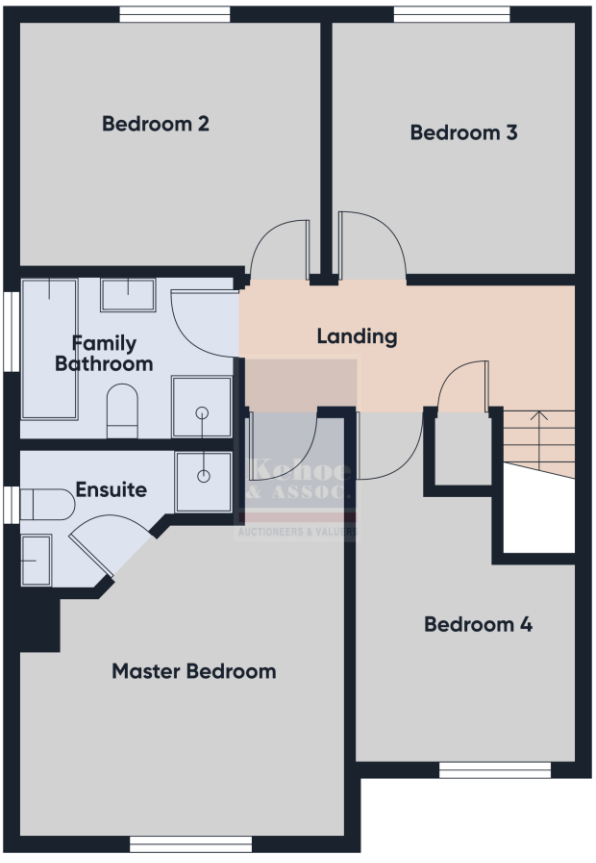





Rosslare Europort



Floor 0



Floor 1



Building Energy Rating (BER): C2 BER No. 114435076
Energy Performance Indicator: 180.58 kWh/m²/yr

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



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