

Ref: 8093

'COONAWARRA', BEARLOUGH, ROSSLARE STRAND, CO. WEXFORD Y35 H268

BER E1

QUINN PROPERTY

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Stunning Three Bedroomed Property In Exclusive Coastal Enclave For Sale By Private Treaty

LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this fabulous property to the market, along with Joint selling agents, Kehoe & Assocs., Wexford.

"Coonawarra" is located in the heart of Rosslare Strand, one of the most desirable destinations on Ireland's east coast, renowned for its vibrant community, stunning blue flag beaches, renowned restaurants, hotels and exceptional lifestyle appeal. The location of this stunning home is simply unbeatable, just 500 metres from Rosslare Golf Club and walking distance to all amenities.

Rosslare is one of the South East's most popular tourist destinations and has a range of hotels, high-quality restaurants, cafes, primary school, medical centre, pharmacy, post office, church, golf club and links course and a vast array of recreational amenities which has seen its national and international appeal continue to grow. It also boasts many of the County's finest beaches, whilst benefiting from a pleasant micro climate. Its proximity to Rosslare Europort means it is well positioned for the N25 which connects Rosslare Harbour to Rosslare Town and the N11/M11 which connects Wexford to Dublin. The area is well serviced by Irish Rail, Bus Eireann and Wexford Bus. Passenger ferries are available to various locations from Rosslare Harbour such as Fishguard, Pembroke, Le Havre, Bilbao, Santander and Cherbourg.

Constructed in 1993, this most appealing home has no shortage of character. It sits on a mature, private site, C. 0.6 acres, and is approached via a gravel driveway leading to a gravelled forecourt with ample parking. The generous east facing front garden is a true outdoor sanctuary for all ages. Sheltered yet open, the space offers plenty of room for children to play freely, from summer games on the lawn to seaside adventures. Mature trees and hardy coastal planting provide privacy and year-round greenery, while the sound of waves in the distance creates a soothing backdrop for family barbecues, morning coffees, or quiet evenings under the stars. To the rear, a sun-soaked west facing garden, complete with a built-in barbecue, creates the perfect setting for effortless al fresco dining and laid-back outdoor living. The property benefits from a detached garage, ideal for storing sports and garden equipment. Given the size of the site, it might be possible to erect a chalet or small modular home, subject to the relevant planning permission.

Accommodation is light filled and spacious and briefly comprises of entrance hallway, sitting room with vaulted ceiling, kitchen and ensuite bedroom on the ground floor, with two further double bedrooms and shower room on the first floor. Extending to 94.35m², it comprises as follows:

Entrance Hall:	4.1m x 2.1m (AWP)	Tiled flooring
Cloakroom:	1.5m x 0.7m	Concrete flooring
Living/Dining Room:	4.6m x 4.6m	Carpet flooring, triple aspect, feature fire place with Lintel over, extensive floor to ceiling height (5m), double doors to rear garden
Kitchen:	4.2m x 1.8m	Linoleum flooring, shelving, Belfast sink, pleasant garden views
Bedroom 3:	4.7m x 3.0m	Carpet flooring, dual aspect
En-suite:	1.7m x 1.7m	Polished concrete floor, WC, WHB, electric shower
First Floor:		
Landing:	1.8m x 1.2m	Timber flooring
Bedroom 2:	4.1m x 3.0m	Timber flooring, pleasant garden views
Bedroom 1:	4.6m x 3.0m	Timber flooring, dual aspect, pleasant garden views
Bathroom:	2.8m x 1.8m	Timber flooring, WC, WHB, electric shower, bidet
Hotpress:	1.1m x 0.9m	Abundance of shelving





OUTSIDE:

Outside, the east-facing front garden is a great outdoor space for all ages. It is private but open, with lots of room for children to play, from games on the lawn to seaside fun. Mature trees and coastal plants provide greenery all year round, while the sound of the nearby waves adds a peaceful touch. This is an idyllic spot for barbecues, morning coffee, or relaxing evenings in the outdoors.

At the back, the west-facing garden gets plenty of sun and includes a built-in barbecue, perfect for easy outdoor meals and entertaining. The property also has the benefit of a detached garage (C. 5m x 3.5m), ideal for storing garden tools, furniture, bikes, or sports equipment.

Due to the size of the garden, there may be scope to extend or for further development, subject to any relevant planning permission.



SERVICES AND FEATURES:

All Mains Services
Oil Fired Central Heating
Rear Garden With Built In BBQ
Minutes From The Beach And Rosslare's Facilities
Built: 1993



BER DETAILS:

BER: E1
BER No. 118772789
Energy Performance Indicator: 332.03 404.49 kWh/m²/yr



This is a rare opportunity to secure your place in this exclusive coastal enclave.

It offers a rare blend of tranquillity, seclusion, and classic coastal charm, inviting you to unwind, disconnect, and enjoy a peaceful retreat by the sea.

A.M.V. €650,000



FIRST FLOOR



For Identification Purposes Only

GROUND FLOOR



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