FOR SALE

AMV: €220,000 **File No. c592.BF**

No. 18 Riverside,
Blackwater, Co. Wexford

- **Exceptional two storey detached residence in the heart of Blackwater Village.**
- **Meticulously maintained, tastefully decorated, upgraded and extended offering generous free-flowing living space.**
- **Walking distance of all village amenities and only 3km from the beautiful sandy beach at Ballyconnigar and fabulous Wexford Coastline.**
- **Totally enclosed south facing garden with extensive paved patio area – perfect for outdoor dining.**
- **Acc. briefly comprises; entrance hallway, open plan kitchen/living room/garden room, bedroom and toilet at GF. 3 bedrooms (1 en-suite) and bathroom at FF.**
- **Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS

Kehoe & ASSOC.

18 Riverside, Blackwater, Co. Wexford

Exceptional 4 bedroomed two storey detached residence located in this mature private development of only 30 houses right in the heart of Blackwater. Riverside is conveniently positioned just a short stroll from village amenities including shop, church, supermarket, pub and primary school. The beautiful sandy beach at Ballyconnigar and fabulous Wexford Coastline is only 3 km drive away. The property has been upgraded and extended providing generous open plan living space, modern kitchen and light filled garden room. The property has been meticulously maintained, tastefully decorated and is presented to the market in pristine condition. To the front there is low maintenance garden with double concrete drive and side access on both sides. To the rear there is a totally enclosed garden with Southerly aspect perfect for outdoor dining. Extensive paved patio area, lawn, water feature, some nice mature ornamental trees/shrubs and raised planter boxes all cleverly laid out for ease of maintenance. This property would make an excellent family home or holiday retreat in a convenient village location close to the fabulous Wexford coastline.

Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393.

ACCOMMODATION

Entrance Hallway	3.59m x 1.20m	With tiled floor and under stairs storage press.
Bedroom 4	3.19m x 2.60m	With built-in wardrobe.
Toilet	2.07m x 0.87m	Fully tiled with w.c and w.h.b.
Kitchen	5.17m x 2.04m	With excellent range of solid built-in floor and eye-level units, integrated induction hob, extractor, double oven, washing machine, fridge-freezer, part-tiled walls and tiled floor. (open plan to:)
Living Room	4.22m x 3.54m	With feature marble fireplace and solid fuel stove, built-in display cabinets, tiled floor and open plan to:
Sun Room	3.54m x 3.82m	With vaulted R&V sheeted ceiling, tiled floor and sliding patio doors to rear garden.
Stairs to First Floor		With feature box window.
Bedroom 1	3.02m x 3.38m	With built-in wardrobes and shower room en-suite.
Shower Room En-Suite	2.17m x 1.78m	Fully tiled shower stall with electric shower, w.c. & w.h.b.
Bedroom 2	3.10m x 2.68m	With built-in wardrobes.
Bathroom	2.19m x 1.80m	Fully tiled, bath with shower over, w.c. & w.h.b.
Hotpress		With dual immersion
Bedroom 3	3.20m x 2.58m	With built-in wardrobes.

Total Floor Area: c. 114 sq. m. (c. 1,227 sq. ft.)

FEATURES

- Presented in pristine condition
- Upgraded and extended.
- Generous open plan living space.
- Convenient village location.
- Close to Ballyconnigar beach.

OUTSIDE

- Double concrete drive.
- Low maintenance front garden.
- Enclosed south facing rear garden.
- Extensive paved patio area.
- Shed 4.6m x 2.65m with lights, power sockets and lofted for storage.
- On-site tennis court

SERVICES

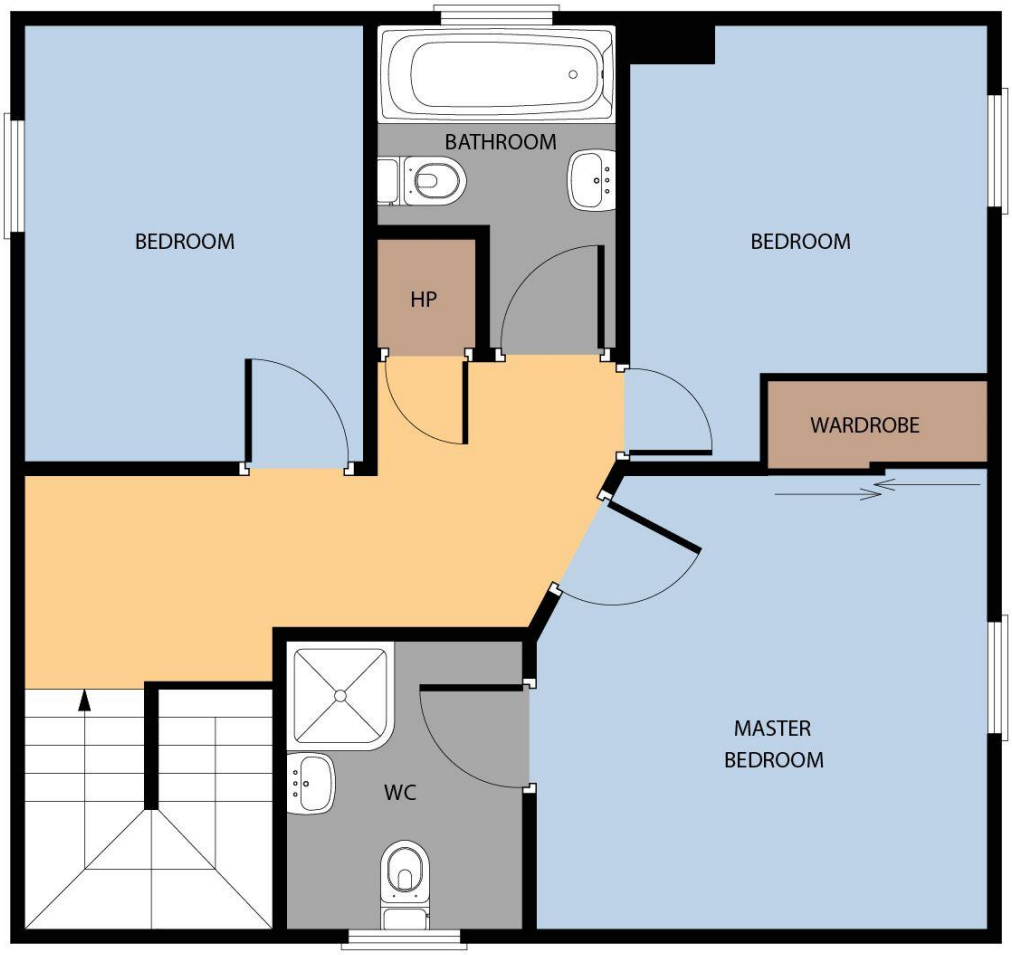
- Mains water.
- Mains electricity.
- Mains drainage.
- OFCH
- Solid fuel stove.
- Alarm.

NOTE: For sale including carpets, curtains, blinds, induction hob, extractor, double oven, washing machine, fridge freezer and most light fittings. The light fitting in the garden room is expressly excluded from the sale.

DIRECTIONS: Riverside is located opposite the Church in Blackwater Village. For Sale Sign. Eircode Y21NA71

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): C3 BER No. 113279814
Energy Performance Indicator: 215.88 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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