

# FOR SALE - ONLINE AUCTION

## June 10<sup>th</sup> 2021 – 12 Noon

AMV: €180,000 (Fully-Furnished)

File No. c710.CM



### 22 Bracken Hill, Blackwater Village, Co. Wexford

- Situated within walking distance of all village amenities.
- Presented in excellent condition and extending to c. 96 sq.m. / 1,033 sq.ft.
- South facing large rear garden, capturing sun throughout the entire day, from morning through to evening.
- This property is ready for immediate occupation – offered fully-furnished.
- Acc.: briefly comprises an entrance porch, living room/dining room/sitting room, kitchen, 3 bedrooms (master en-suite), family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**

## No. 22 Bracken Hill, Blackwater Village

Bracken Hill is a most popular residential development situated in Blackwater village, within walking distance of all amenities. It is also convenient to a wonderful beach at Ballyconnigar Strand. This property is offered for sale in excellent condition. It is a wonderful 3-bed detached family home, well maintained and presented for sale in superb condition. It has the benefit of uPVC glazing, OFCH and mains services. It enjoys a large garden, quietly tucked away in the corner with rear garden in lawn. The prime aspect of this wonderful home is the garden orientation availing of sun throughout the entire day, ideal for morning coffees and long summer evening barbeques. To the front of the property there is a private driveway with parking and patio dining area. All in all this is a very well presented home and would be perfect as a holiday home, permanent home or indeed a weekend retreat.



## **ACCOMMODATION**

Entrance Porch	3.49m x 0.78m	With tiled flooring.
Open Plan Living Room / Dining Room/ Sitting Room	7.66m x 6.56m	This large open plan L-shaped room features a brick fireplace with timber mantle, solid fuel burning stove, and sliding door to patio area. Carpet flooring flows to tiled flooring in the kitchen area.
Kitchen		The modern kitchen is fitted with wall and floor units, tiled splashback surround and multiple power points. Access to heating system. Stainless steel sink unit with double drainer, electric oven & hob with overhead extractor fan, fridge and washing machine.
Bedroom 3	3.56m x 3.25m	Carpeted. Door to rear garden.
<b>Timber stairs to First Floor – Carpeted</b>		
Landing Area	4.46m x 2.09m	With hotpress, dual immersion water heater and fitted shelving. Beautiful large window aspect onto landing area.
Master Bedroom	4.38m x 3.58m (Including en-suite)	Carpeted floor and built-in wardrobes.
En-suite		W.C., w.h.b, shower stall with Superjet 202 power electric shower. Tiled floor and wall to ceiling surround.
Bedroom 2	4.37m x 2.90m	Carpeted flooring and built-in wardrobes.
Family Bathroom	2.06m x 1.97m	W.C., w.h.b, corner shower with Triton T90sr shower, tiled flooring and wall to ceiling surround.

**Total Floor Area: c. 96 sq.m. (c. 1,033 sq.ft.)**



## **FEATURES**

- Convenient to beach
- Property in excellent condition
- Fine 3 bed detached home
- Quiet, sought-after development
- Only 5 minutes' walk to all amenities in Blackwater Village
- Fully-furnished sale.

## **SERVICES**

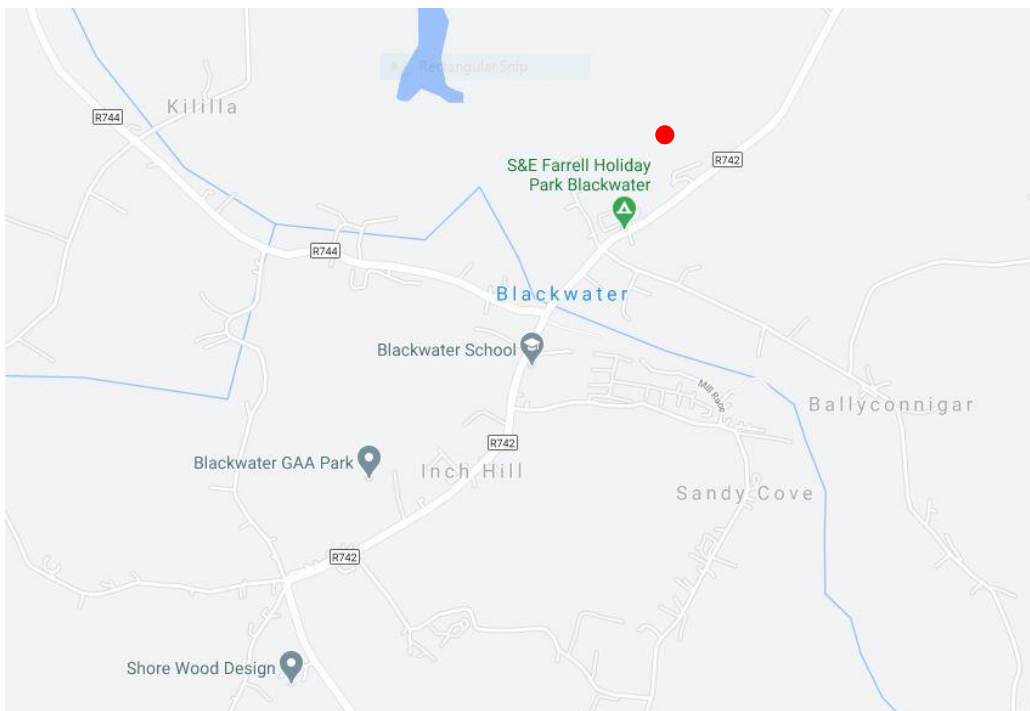
- Mains water.
- Mains drainage.
- ESB.
- OFCH
- uPVC double glazing.

## **OUTSIDE**

- Concrete driveway and patio area to the front.
- South facing rear garden in lawn with sun throughout the entire day.
- Adman steel shed with electricity. Freezer, dryer and lawn mower – all included in sale.
- Large selection of mature hedging and shrubbery on the boundary.
- Enclosed side access.



## LOCATION MAP



**DIRECTIONS:** In Blackwater village proceed up the Kilmuckridge Road for a few hundred metres and the entrance to Bracken Hill is just on the left. Proceed into the development, the property for sale is the first house on your right-hand side. Eircode: Y21 TP46.

**LEGAL:** Rory Deane, Rory Deane & Co, 2 Clonard Business Park, Clonard Road, Wexford  
Tel: 053 9141630

## NEAR-BY BALLYCONNIGAR BEACH



**Building Energy Rating (BER): D2**      **BER No. 107802308**  
**Energy Performance Indicator: 274.29 kWh/m<sup>2</sup>/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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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