

# FOR SALE

AMV: €220,000 (Fully-Furnished)

File No. c742.BF



## ‘Carna’, 15 Ashfield, Blackwater, Co. Wexford

- Exceptional two storey detached residence in the heart of Blackwater Village offered for sale fully furnished and ready for immediate occupation
- Totally enclosed and very private westerly facing garden with extensive decking and sunken patio area – perfect for outdoor dining.
- Walking distance of all village amenities and only 3km from the beautiful sandy beach at Ballyconnigar and fabulous Wexford Coastline.
- Acc. briefly comprises; entrance hallway, kitchen, sitting room, bedroom with shower room en-suite GF. 2 double bedrooms, bathroom and study/office at FF.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393

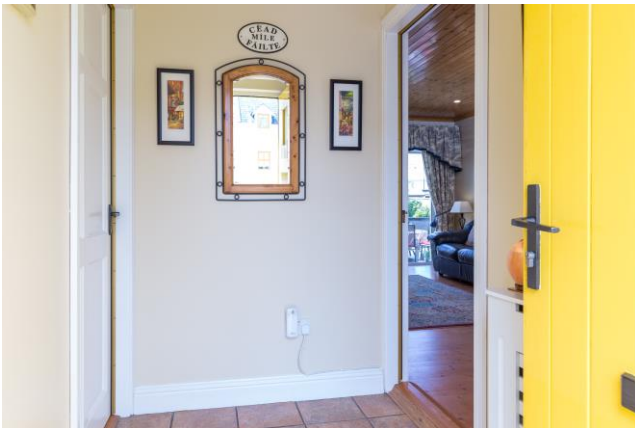


**Kehoe  
& ASSOC.**

## ‘Carna’, 15 Ashfield, Blackwater, Co. Wexford

Exceptional 3 bedroomed two storey detached cottage style residence located in this mature private development right in the heart of Blackwater. Ashfield 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 meticulously maintained over the years, tastefully decorated and presented to the market in pristine condition. It is offered for sale fully furnished and ready for immediate occupation. To the front there is an attractive cottage style garden with concrete drive and side access on both sides. To the rear there is a totally enclosed garden with Westerly aspect perfect for outdoor dining. Extensive decking with concrete slab beneath and sheltered sunken patio area with pergola and garden shed. The garden is well tended and nicely planted with easy to maintain raised planter beds around the perimeter and a lovely arrangement of flowering plants and trees. 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   | 2.11m x 1.41m          | With tiled floor   |
| Sitting Room       | 5.39m x 3.89m          | Feature fireplace with solid fuel stove, under stairs storage closet, timber floor and double doors to rear garden.  |
| Bedroom 1          | 4.38m x 3.44m          | With timber floor and shower room ensuite.   |
| Ensuite            | 3.43m x 0.89m          | Tiled shower stall with electric shower, w.c, w.h.b, part-tiled walls and tiled floor.   |
| Kitchen            | 5.37m x 3.59m          | With an excellent range of built-in floor and eye-level units, integrated fridge-freezer, washing machine, hob, extractor and oven, part-tiled walls, tiled floor, door to outside, under stairs storage press and staircase to first floor level. |
| <b>First Floor</b> |                        |  |
| Bedroom 2          | 5.38m x 3.38m          | With timber floor and built-in wardrobes   |
| Bathroom           | 2.26m x 2.03m          | Bath with electric shower over, w.c, w.h.b, part-tiled walls and tiled floor.  |
| Walk-in Hotpress   |                        |  |
| Bedroom 3          | 4.18m x 2.44m          | With built-in wardrobe.  |
| Study / Office     | 3.60m x 2.84m<br>(max) |  |

**Total Floor Area: c. 120 sq. m. (c. 1,295 sq. ft.)**



## FEATURES

- Presented in pristine condition
- Fully furnished and ready for immediate occupation
- Spacious well-proportioned accommodation
- Convenient village location
- Close to Ballyconnigar beach

## OUTSIDE

- Westerly facing rear garden
- Concrete drive
- Extensive deck
- Sunken patio with pergola
- Garden shed

## SERVICES

- Mains water
- Mains electricity
- Mains drainage
- OFCH
- Wall and attic insulation upgraded
- Alarm

**PLEASE NOTE:** All carpets, curtains, blinds, light fittings and most furniture are included in the sale. The beds in bedroom 1 and 2, the mattress in bedroom 3, all pictures, ornaments, personal items and the 'Carna' name plate are expressly excluded from the sale.

**DIRECTIONS:** Ashfield is located in Backwater Village just up from the church on the same side. Proceed into Ashfield follow the road around to the left and Carna is on the right-hand side. Eircode Y21XK80

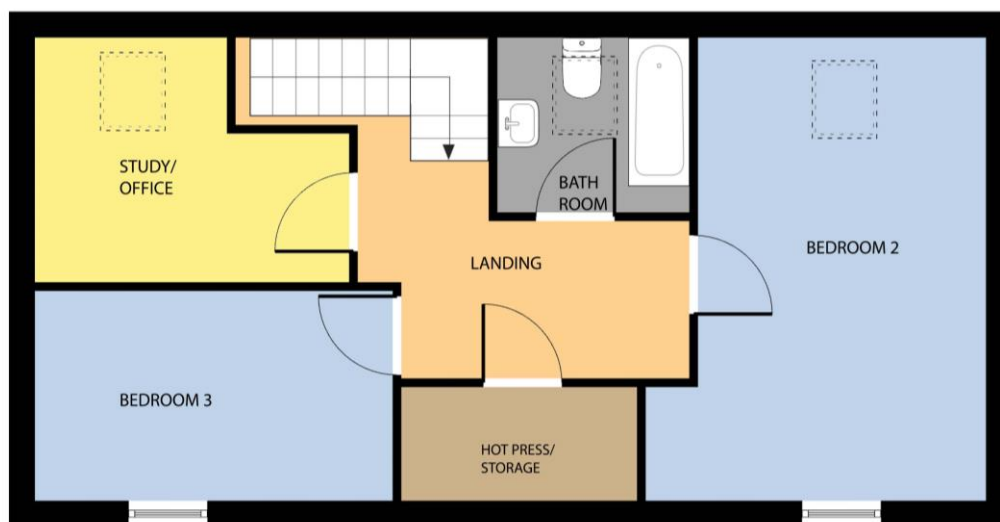




GROUND FLOOR



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. 102730363**

**Energy Performance Indicator: 212.46 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

**Kehoe & Assoc.,**  
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These particulars are issued for guidance purposes only and do not form part of any contract and are based on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141