

FOR SALE

AMV: €225,000

File No. c887.BF



25 Riverside, Blackwater, Co. Wexford

- Attractive two storey detached residence in the heart of Blackwater Village recently re-decorated and ready for immediate occupation
- Enclosed very private south facing rear garden with lovely countryside views, 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, open plan kitchen/dining room/sitting room, bedroom and toilet at GF with 3 bedrooms (one ensuite) and family bathroom at FF.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com

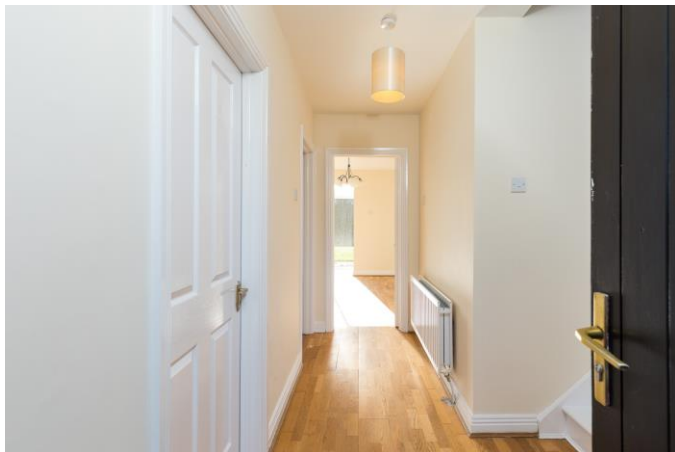


**Kehoe
& ASSOC.**

25 Riverside, Blackwater, Co. Wexford

Deceptively spacious 4 bedroomed two storey detached residence located in this mature private development 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 well maintained over the years, recently re-decorated and ready for immediate occupation. To the front there is a concrete drive and garden with side access on both sides. To the rear there is an enclosed garden with southerly aspect and lovely countryside views the perfect spot for outdoor dining. The garden is laid out mainly in lawn 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	3.54m x 2.61m	With stairs to first floor, under stairs storage press, and timber floor.
Bedroom 4	3.17m x 2.56m	With timber floor and built-in wardrobe
Toilet	1.49m x 1.81m	With w.c, w.h.b and part-tiled walls and tiled floor.
Open plan 1	6.79m x 3.54m	With open fireplace and timber floor. Open plan to:
Living / Dining area		
Conservatory	2.67m x 1.00m	With sliding patio doors to garden.
Kitchen	2.60m x 2.12m	With built-in floor and eye level units, wiring for electric cooker, dishwasher, washing machine, part-tiled walls and tiled floor.
First Floor		
Bedroom 1	3.36m x 3.07m	Built-in wardrobes, timber floor and shower room ensuite
Ensuite	2.17m x 1.79m	Shower stall, w.c, w.h.b, part-tiled walls and tiled floor.
Bedroom 2	3.04m x 2.64m	With built-in wardrobes and timber floor.
Bathroom	1.80m x 2.20m	Bath with shower over, w.c., w.h.b, part-tiled walls and tiled floor.
Hotpress		With dual immersion
Bedroom 3	3.20m x 2.60m	With built-in wardrobe and timber floor.

Total Floor Area: c. 121 sq.m. / 1,302 sq.ft.



Features

- Recently re-decorated.
- Ready for immediate occupation.
- Spacious well-proportioned accommodation
- Convenient village location
- Close to Ballyconnigar beach

Outside

- South facing rear garden
- Paved patio area
- Side access on both sides
- Barna shed

Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH





VIEWING: Property must be viewed to be fully appreciated. Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393

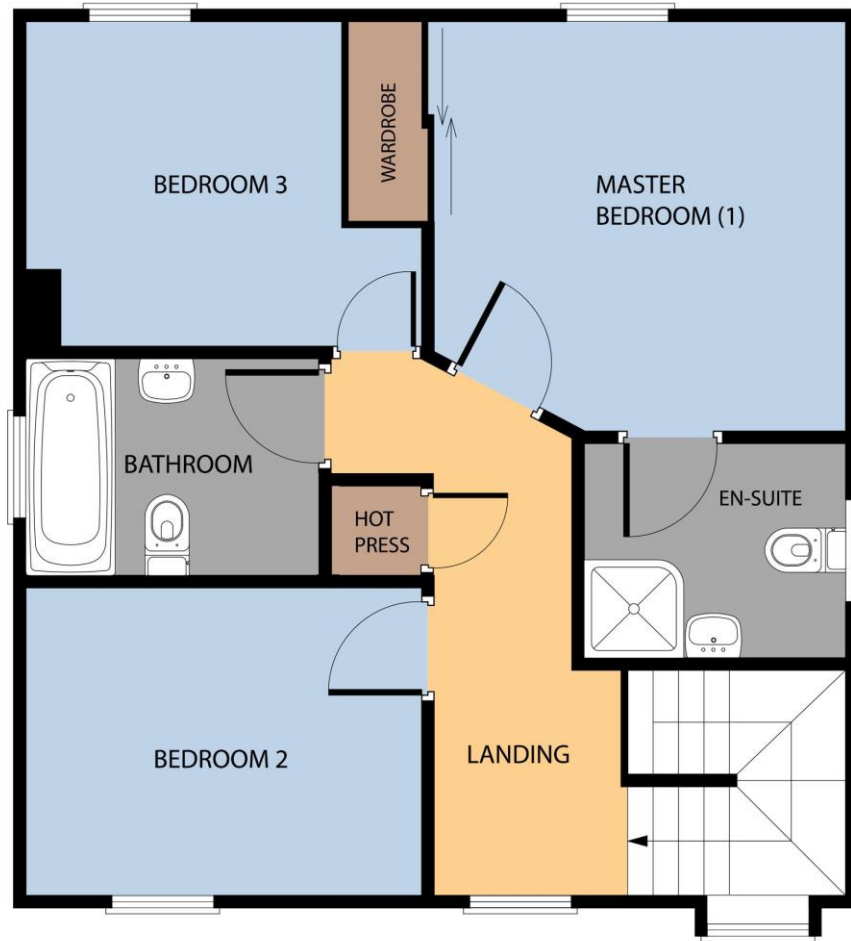
LEGAL: Donal T. McAuliffe & Co., 57 Merrion Square, Dublin 2, Tel: 01 6761283

DIRECTIONS: Riverside is located in Backwater Village close to the church on the opposite side of the road. Proceed into Riverside, turn left and No. 25 is on the right-hand side. For Sale Sign. Eircode Y21YP62

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): E2 BER No.: 114677578

Energy Performance Indicator: 344.39 kWh/m²/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 issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141