

FOR SALE

AMV: €350,000

File No. d190.CWM



‘Tuskar Lodge’, Ballyconnigar Upper, Blackwater, Co. Wexford

- A detached property by the sea in Wexford with 180-degree panoramic sea views, Tuskar Light house, Rosslare Europort and Wexford town.
- Private and peaceful location to spend endless hours watching the sea scape movement.
- Walking distance of 1km to beach and only 2.4km to Blackwater village.
- Elevated site with c. 0.61 acres of gardens in lawn with mature hedging and orchard
- The property is a dormer extending to c. 138 sq.m / 1,485 sq.ft.
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

‘Tuskar Lodge’, Ballyconnigar Upper, Blackwater, Co. Wexford

‘Tuskar Lodge’ is located a short 2.4km from Blackwater village and offers an elevated site overlooking the sea with long range views to Rosslare Europort and Wexford town. The night-time skies here are magic with the Tuskar Light House and town lights twinkling. The property is accessed via a private laneway rising up to the site which extends to c. 0.61 acres, offering a peaceful life with only nature’s distractions. Residents can access the Ballyconnigar Upper Bay Beach on foot, only 1km from the property, here endless sandy beach walks await. The ideal location for a person or family seeking a holiday or weekend retreat, or indeed a work from home haven.

‘Tuskar Lodge’ is a dormer bungalow with spacious living accommodations, built in 1998, with a BER today of C3 with potential to achieve A3. The ground floor accommodation offers a large hallway, living room with double doors and open fireplace, a large kitchen and dining area with sliding doors to side garden and a utility room. There are two bedrooms on the ground floor with a family bathroom and large hotpress storage. Upstairs the two bedrooms are large rooms with dual aspect and to the centre is a shower room. To property extends to c. 138 sq.m. / 1,485 sq.ft. The potential to develop and create even more spectacular views is evident, this is a property not to be missed for anyone seeking a bolt-hole.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email at sales@kehoeproperty.com



ACCOMMODATION

Entrance Hallway	5.43m x 2.08m	Solid pine timber floor. Solid pine staircase with ample storage space underneath.
Sitting Room	4.37m x 3.63m	Solid timber floor, feature open fire with cast iron insert, timber surround and granite stone hearth. T.V. point, large window overlooking Wexford Town, Rosslare Euro Port & sea views.
Kitchen/Dining Room	6.38m x 3.56m	Stone tile flooring, floor & eye level cabinets, Zanussi fridge-freezer, Creda double oven, space for microwave, Bosch 4-ring hob with extractor overhead, Candy dishwasher, double drainer stainless steel sink unit, tiled splashback, ample worktop space. Sliding French doors to side garden, large window overlooking Wexford Town, Rosslare Euro Port & sea views.
Utility Room	2.98m x 1.58m	Stone tile flooring, ground floor cabinets, double drainer stainless steel sink unit, Candy washing machine. Door to rear garden.
Corridor	1.76m x 1.06m	Double press access to dual fuel immersion.
Bedroom 1	4.09m x 2.66m	Solid timber floor, large window overlooking rear garden.
Bedroom 2	2.98m x 2.62	Solid timber floor, window overlooking rear garden.
Family Bathroom	2.39m x 1.57m	Tiled floor, part-tiled wall surround, bath with stainless steel faucet showerhead. W.C., w.h.b. with cabinet underneath, tiled surround counter base.

Timber staircase to first floor

Landing	2.77m x 2.12m	Solid timber floor, Velux window overhead.
Master Bedroom	5.30m x 3.57m	Solid timber floor, dual aspect overlooking panoramic sea view, Rosslare Euro Port & Wexford Town. Storage into eaves, hatch attic access.
Bedroom 2	5.20m x 3.69m	Solid timber floor, dual aspect with large window overlooking rolling countryside sandy dunes. Sea views from Velux window. Storage into eaves
Shower Room	3.32m x 1.67m	Tiled floor, enclosed tiled shower stall with Triton T90sr shower. W.C., w.h.b. with tiled splashback, mirror & lighting overhead, wall-mounted mirror cabinet.

Total Floor Area: c. 138 sq.m. / 1,485 sq.ft.





Features

- 180-degree panoramic sea views
- 4 bedrooms, 2 bathrooms.
- Extending to c. 138 sq.m. / 1,485 sq.ft.
- Walking distance to beach
- 90 minutes from Dublin City Centre

Outside

- Elevated site
- Private & peaceful with sea views
- c. 0.25 hectares / 0.61 acres
- Detached garage

Services

- Mains water
- Bio-Crete Treatment Plant
- Broadband
- OFCH

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y21 A524



Ballyconnigar Beach





Building Energy Rating (BER): C3 BER No. 115364408
Energy Performance Indicator: 219.51 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

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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