

FOR SALE

AMV: €195,000

File No. d289.CWM



4 Ashfield, Blackwater, Co. Wexford

- Attractive cottage style two storey detached residence in the heart of Blackwater Village
- Private South-East facing rear garden perfect for outdoor dining with extensive decking.
- 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 and bedroom with shower room en[1]suite at GF. 2 double bedrooms, shower room and large hot press FF.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

4 Ashfield, Blackwater, Co. Wexford

Deceptively spacious 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 well maintained over the years, tastefully decorated and presented to the market in excellent condition. It is offered for sale fully furnished and ready for immediate occupation. To the front there is a concrete drive and low maintenance garden with side access on both sides. To the rear there is a totally enclosed garden with lovely southerly aspect perfect for outdoor dining. The garden has a low maintenance sea pebble finish with extensive decking off the conservatory, paved patio area, water feature, some nice ornamental trees and barna shed. This property would make an excellent family home or holiday retreat in a convenient village location close to the fabulous Wexford coastline.

Viewing comes highly recommended and is strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.

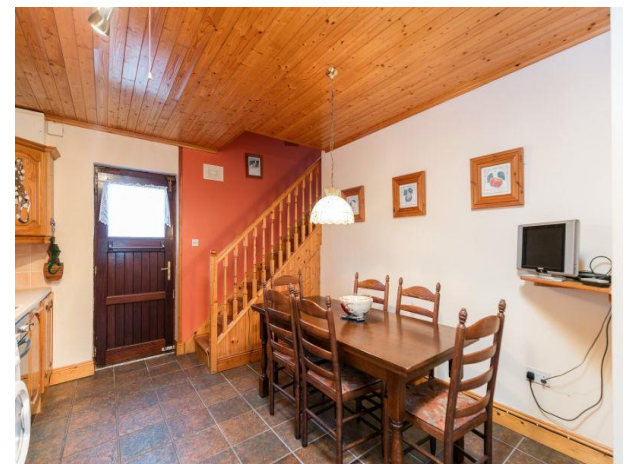
Ballyconnigar Beach

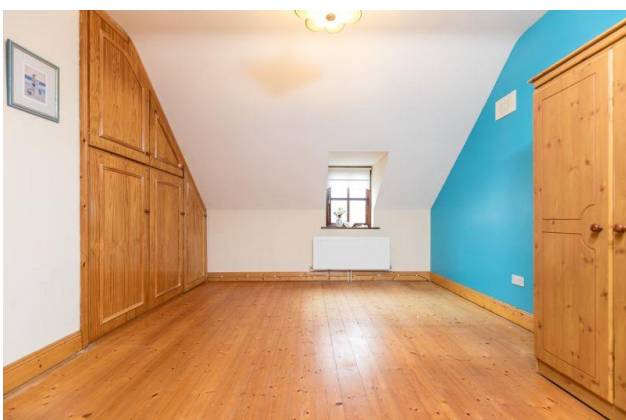
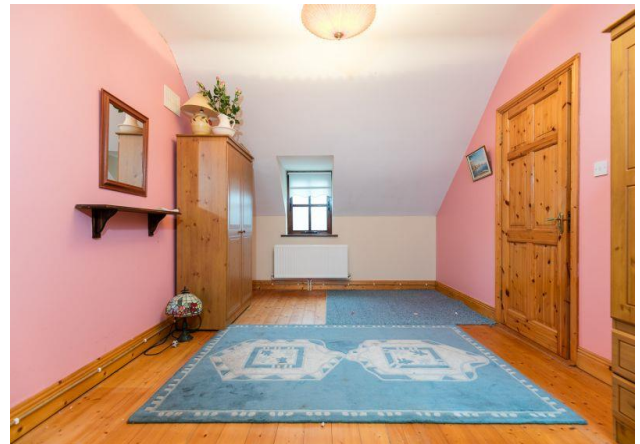
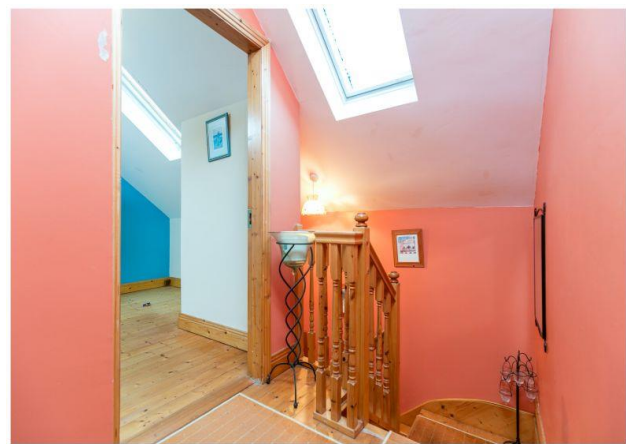


ACCOMMODATION

Entrance Hallway	2.25m x 1.43m	With tiled flooring.
Sitting Room	5.39m x 3.87m	With solid timber flooring, feature open fireplace with timber and marble surround, tv points electrical points and sliding doors to patio.
Master Bedroom	4.37m x 3.43m	With solid timber flooring, dual aspect windows and shower room ensuite.
Ensuite	3.40m x 0.90m	With tiled flooring, half wall tiled surround, enclosed shower stall with triton t90si and tiled floor to ceiling, w.h.b. and w.c.
Kitchen	5.39m x 3.57m	Tiled flooring, fully kitchen with floor and eye level cabinets, Beko Fridge-Freezer, Zanussi Dishwasher, Indesit Washing Machine, Zanussi Oven, Creda 4 Ring Hob with extractor overhead, ample counter space with tiled splashback, stainless steel sink and drainer.
Solid Timber Staircase To First Floor	2.61m(max) x 3.47m(max)	
Bedroom 2	5.40m x 3.57m	Solid timber flooring, built-in wardrobes and dual aspect lighting.
Bedroom 3	5.41m x 3.37m	Solid timber flooring, dual aspect lighting and electrical points.
Family Bathroom	2.27m x 1.93m	Lino flooring, half wall tiled surround, bath, w.h.b. with mirror overhead and w.c.
Large Walk-in Hotpress	3.48m x 1.32m	With timber flooring and ample shelving for laundry and further storage

Total Floor Area: c. 121 sq.m. / 1,302.43 sq.ft.





Features

- Owner occupied holiday home since it was built in 1999
- Ready for immediate occupation
- Spacious well-proportioned accommodation
- Convenient village location
- Close to Ballyconnigar beach

Outside

- South east facing rear garden
- Low maintenance finish with decking
- Metal shed

Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

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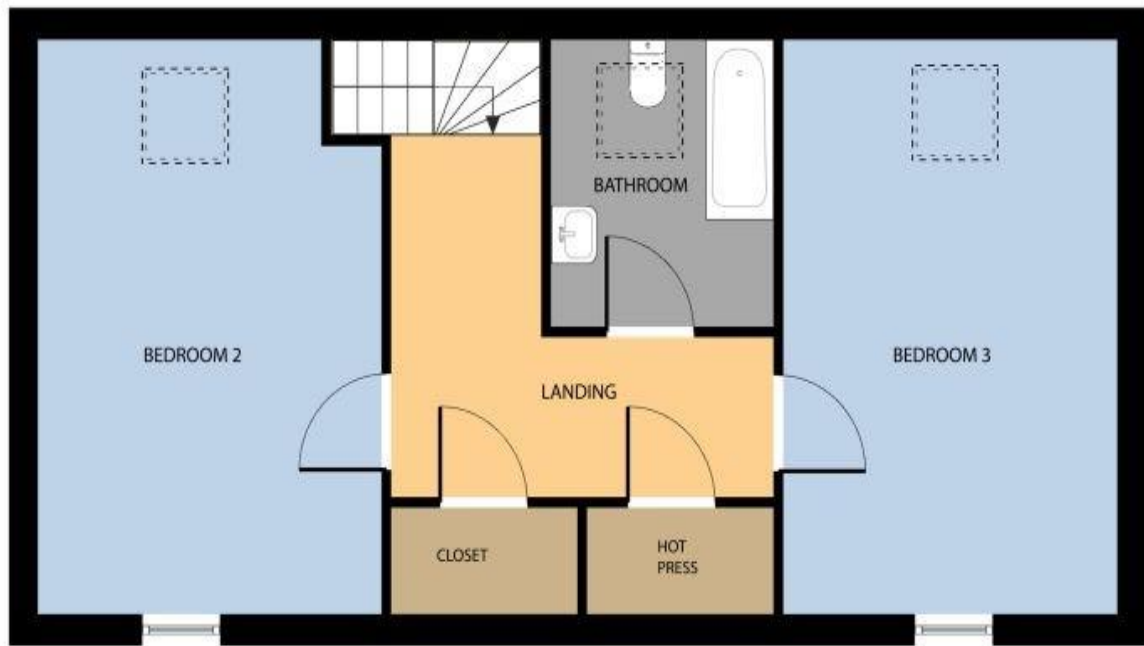
Directions: Eircode: Y21FD32



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): D1 BER No. 115955783

Energy Performance Indicator: 235.96 kWh/m²/yr

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

Sales Agent

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