

FOR SALE

AMV: €350,000

File No. d371.CM



Ballinesker Lodge, Ballyvalloo Lower, Blackwater, Co. Wexford

- A coastal haven with panoramic sea views stretching to ‘The Raven Point’, situated only 1km from Ballinesker Beach car park and 3km from Curracloe village.
- Mature and private site with extensive lawn, patio and balcony areas extending to c. 0.30 hectares / 0.74 acres.
- Extensive, light filled accommodation with 5 bedrooms / 3 bathrooms extending to c. 167 sq.m. / 1,798 sq.ft.
- Detached garage and utility room extending to c. 36 sq.m. / 388 sq.ft.
- Secluded retreat in a magnificent countryside setting surrounded by undulating landscape and unobstructed ocean views.
- Acc. briefly comprises; entrance porch, entrance hallway, kitchen / dining area, sitting room, 5 bedrooms (master ensuite), 3 bathrooms, storage room.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

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Ballinesker Lodge offers viewers the perfect chance to acquire a spectacular summer retreat or permanent residence, with views as far as the eyes can see. This property is located a mere 1km from Ballinesker's 'Blue Flag' Beach, a 5km section of a golden sand coastline stretching from 'The Raven Point' to Ballyconnigar Head. The beach is a perfect location for bird watching, as it's close to the Wexford Wildfowl Reserve. 'The Raven Point', located behind Curracloe's 'Blue Flag' beach, is a nature reserve home to a variety of flora and fauna. Curracloe village is only 3km away where local amenities include Hotel Curracloe & Tavern Bar, Curracloe National School and Curracloe United A.F.C. The village is also eagerly anticipating the construction of a new hotel, spa & golf resort, with the hotel's doors planned to open in 2023. Wexford town centre is less than 15 minutes' drive away for all town amenities.

Extending to c. 167 sq.m. / 1,798 sq.ft., the accommodation is bright, spacious and well-proportioned comprising an entrance porch, entrance hallway, kitchen / dining area, sitting room, 5 bedrooms (master ensuite), 3 bathrooms and a storage room. The pièce de résistance of this property is the breathtaking views from the master bedroom which open out onto the enclosed balcony area. A truly stunning feature allowing residents to soak in the surrounding undulating landscape with views of the Irish Sea and 'The Raven Point' on those long summer evenings. Adjacent to the property is a detached garage providing ample extra storage space. Adjoining the garage is a utility area. The grounds are as impressive as the views. Secluded and surrounded by mature foliage with an extensive lawn area, providing the most ideal childrens' playground.

This coastal haven enjoys stunning unobstructed sea views, making for a perfect holiday / second home or a permanent home alike. Viewing comes highly recommended.

To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



Ballinesker Beach

Raven Wood



ACCOMMODATION

Ground Floor

Entrance Porch	1.63m x 1.61m	Stone floor.
Entrance Hallway	3.77m x 1.87m	With timber floor and staircase to first floor.
	4.24m x 1.05m	
Bedroom 2	4.84m x 3.22m	With timber floor and extensive built-in storage units.
Bedroom 3	3.83m x 3.05m	With timber floor and built-in storage units.
Family Bathroom	3.29m x 3.07m	With timber floor, w.c., w.h.b., vanity unit, bath with tiled surround, Triton t90z electric shower and tiled surround.
Kitchen / Diner	4.27m x 3.65m	With timber floor, floor and eye level units, gas oven and hob, stainless steel sink, tiled splashback, side door to garden area, exposed ceiling beams with hanging centre piece and double doors to:
Living Room	4.88m x 4.00m	With timber floor, open fireplace with stone surround and marble hearth, built-in shelving, exposed ceiling beams, dual aspect windows and French doors to patio / garden area with sea views
Guest w.c.	2.37m x 2.35m	With timber floor, w.c. w.h.b., bath, part tiled walls, and hot press.
Bedroom 4	4.73m x 2.95m	With timber floor, triple aspect windows, door to guest w.c. and storage room. Sliding door to patio area with sea views.
Storage Room	4.11m x 2.20m	With tiled floor.





ACCOMMODATION

First Floor

Landing Area	2.29m x 2.01m	With timber floor
Bedroom 5	3.87m x 3.37m	With timber floor and two built-in hanging closets.
Master Bedroom	6.00m x 3.91m (max)	With timber floor, built-in wardrobe and drawers. Door to balcony area with panoramic countryside and sea views stretching to the Raven point.
Ensuite	1.84m x 1.68m	Fully tiled with w.c., w.h.b. and Triton t80z electric shower.
Detached Garage	5.34m x 4.43m	Block built garage with concrete floor, roller door and electricity supply.
Utility Room	3.55m x 3.34m	Plumbed for washing machine.

Total Floor Area: c. 167 sq.m. (c. 1,798 sq.ft.)





Features

- Stunning sea & countryside views
- 5-bedroom accommodation extending to c. 167sq.m
- Extensive c. 0.30 h.c. / 0.74 acres site
- Secluded location
- 1km to Ballinesker Beach
- Summer haven

Outside

- Mature site
- Extensive lawn and patio area's
- Detached garage
- Concrete entrance driveway

Services

- Septic tank
- Mains water
- Mains electricity
- High speed internet available

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

DIRECTIONS:

From Wexford town: Head over Wexford bridge towards Castlebridge. In 3.2km turn right onto the R742 towards Curracloe. In 8.1km turn right onto a shared laneway (For Sale board). This laneway is 500m after the sign post for Ballinesker Beach.

From Gorey: Head south along the R741, in 25.3km turn left for onto the R744 for Blackwater village. In Blackwater village turn right onto the R742, in 4.9km turn left (For Sale Board) **Eircode Y21 RT73**







Building Energy Rating (BER): G BER No. 112804182
Energy Performance Indicator: 533.17 kWh/m²/yr

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Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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