

# FOR SALE

AMV: €420,000

File No. E216.BF



## Four Seasons, Killeagh Blackwater, Co. Wexford

- This impressive Georgian-style detached family home is set on approximately 0.5 acres in a superb coastal location just outside the village of Blackwater. The fabulous Wexford Coastline and Knocknasilloge Bay Beach are just 2.3km away, offering the perfect balance between countryside tranquility and coastal living.
- Constructed in 2002 and upgraded with PV panels and an impressive B3 energy rating in 2020. The property has been well maintained it is presented in excellent condition throughout. It is offered for sale fully furnished, making it ready for immediate occupation.
- Briefly comprising entrance hallway, sitting room, open plan kitchen/dining/living room, utility room and guest toilet downstairs with 4 double bedrooms (one ensuite) and family bathroom upstairs.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

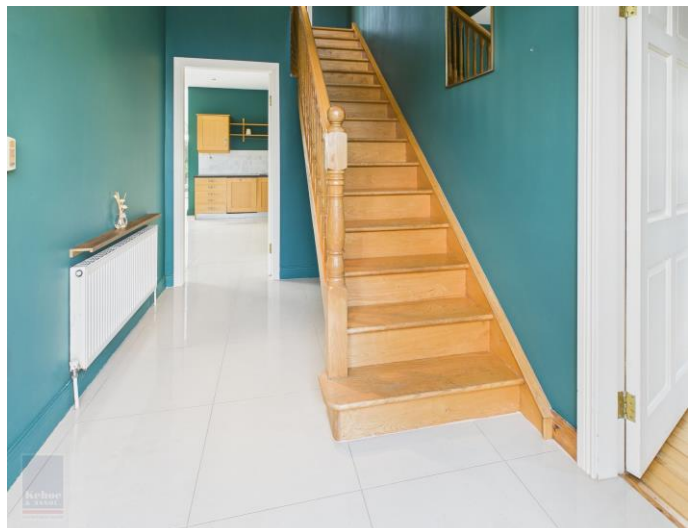
# Four Seasons, Killeagh Blackwater, Co. Wexford

**Description:** This impressive Georgian-style detached family home is set on approximately 0.5 acres in a superb coastal location just outside the village of Blackwater. The fabulous Wexford Coastline and Knocknasilloge Bay Beach are just 2.3km away, offering the perfect balance between countryside tranquility and coastal living. Wexford Town is 18km away and a 30 minute drive to Junction 23 on the M11 Motorway to Dublin.

Constructed in 2002 and upgraded with PV panels and an impressive B3 energy rating in 2020. The property has been well maintained it is presented in excellent condition throughout. Inside, the home features light-filled, spacious rooms enhanced by high ceilings, large picture windows that capture an abundance of natural light and views of the surrounding gardens. It is offered for sale fully furnished, making it ready for immediate occupation.

Gated entrance with gravel drive/forecourt surrounded by lawns and mature boundaries, providing both privacy and charm. For gardening enthusiasts, the property also includes a polytunnel and garden shed, while fibre broadband ensures modern connectivity for work and leisure. The conservatory opens onto an extensive composite elevate deck that comes complete with 4.2m x 2.3m heated swimming pool with two swimming jets ideal for entertaining and relaxation.

This is a rare opportunity to acquire a stunning family home in a highly sought-after coastal setting — combining elegant Georgian design, modern upgrades, and exceptional lifestyle amenities.







## ACCOMMODATION

### ***Ground Floor***

Entrance Hallway 3.69m x 2.20m.

With porcelain tiled floor.

Sitting Room 4.98m x 3.68m

With feature open fireplace, timber floor and dual aspect windows.

Open Plan Kitchen / 6.00m x 8.20m  
Living Room

Open plan 'L' shaped room with open fireplace, dual aspect windows, fitted kitchen units, hob, extractor, oven, fridge freezer, dishwasher, part tiled walls, porcelain tiled floor and open plan to:

Conservatory 3.14m x 3.70m

With porcelain tiled floor and French doors to decking area.

Utility Room 3.09m x 1.92m

With built-in storage presses, worktop, washing machine, tumble dryer, fridge freezer, tiled floor and door to outside.

Guest W.C. 3.09m x 1.62m

With w.c., w.h.b. and controls for solar panels.

### ***Solid oak stairs to first floor***

Bedroom 1 3.96m x 3.68m

With built-in wardrobe, timber floor and shower room

Ensuite 3.66m x 0.90m

Shower stall with electric shower, w.c., w.h.b. part tiled walls and tiled floor.

Bedroom 2 3.80m x 3.67m

With timber floor. Hotpress with dual immersion.

Bedroom 3 3.68m x 3.60m

With timber floor and storage closet.

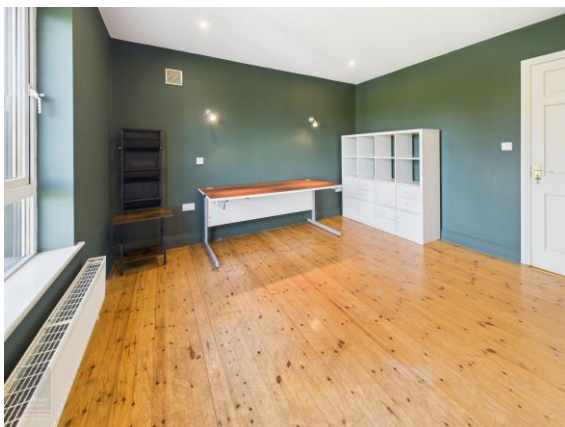
Bathroom 2.85m x 1.98m

Bath with shower mixer taps, shower stall with electric shower, w.c., w.h.b., heated towel rail, part tiled walls and tiled floor.

Bedroom 4 3.09m x 2.98m

With timber floor, built-in wardrobe and dressing room storage units.

**Total Floor Area: c. 172.26 sq. m. ( c.1,854 sq. ft.)**







### Features

- Tranquil coastal setting
- Close to village amenities
- Light filled spacious rooms
- Impressive Georgian-style home

### Outside

- Gravel drive and forecourt
- Gated entrance
- Extensive elevated composite deck
- Heated swimming pool with swimming jets
- Poly tunnel
- Garden Shed

### Services

- Mains electricity and water
- Septic tank drainage
- 12 panels solar system with inverter
- OFCH
- Fibre broadband

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

**DIRECTIONS:** Eircode Y21XY26







Floor 0



Approximate total area<sup>®</sup>  
91.6 m<sup>2</sup>

Reduced headroom  
1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Approximate total area<sup>®</sup>  
73.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Building Energy Rating (BER): B3 BER No. 109064329**  
**Energy Performance Indicator: 147.07 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

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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. PRA No. 002141