

FOR SALE

AMV: €305,000

File No. E247.BF



10 Riverside, Blackwater, Co. Wexford

- Attractive detached 3 bedroom bungalow is situated in a quiet, private development of just 20 detached homes in the heart of Blackwater village, within easy walking distance of excellent village amenities.
- The fabulous sandy beach at Ballyconnigar with endless kilometres of coastline to ramble and enjoy is only 7 minutes' drive while Wexford Town with its array of excellent amenities is only 20 minutes' away.
- The accommodation briefly comprises entrance hallway, sitting room, kitchen, wet room and 3 double bedrooms (one ensuite). Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

10 Riverside, Blackwater, Co. Wexford

Description: This attractive detached bungalow is situated in a quiet, private development of just 20 detached homes in the heart of Blackwater village. Within easy walking distance of excellent village amenities including shops, hotel, pub, community centre, church and primary school. The fabulous sandy beach at Ballyconnigar with endless kilometres of coastline to ramble and enjoy is only 7 minutes' drive. Wexford Town with its array of excellent amenities is only 20 minutes' drive away.

The property has been well maintained and is presented to the market in excellent condition throughout. The light filled accommodation is well laid out and offers a separate sitting room with bi-fold doors linking to the kitchen, 3 double bedrooms (one ensuite) and wet room.

To the front, there is a neat garden and private driveway. The generous rear garden is arranged over two levels, mainly laid to lawn and enhanced by a delightful selection of flowering shrubs and ornamental trees. A spacious paved patio provides the perfect area for outdoor dining and relaxation, enjoying a lovely sunny aspect. Residents of the development also enjoy the benefit of an on-site tennis court.

This is a wonderful opportunity to acquire a detached bungalow within easy reach of village amenities in this stunning coastal setting. This property would make an excellent retirement home and would also have much to offer anyone looking for a conveniently located coastal retreat.





ACCOMMODATION

Entrance Porch	1.51m x 2.13m	With tiled floor.
Entrance Hallway	4.55m x 1.65m	With natural stone carpet floor.
Hotpress		With dual immersion.
Living Room	5.36m x 3.95m	Feature fireplace with solid stove, natural stone flooring, dual aspect windows, bi-fold doors to:
Kitchen	4.54m x 3.09m	With excellent range of floor and eye level units, hob, extractor, double oven , dishwasher, fridge freezer, part tiled walls, natural stone carpet floor and French doors to rear garden
Inner Hallway	3.41m x 1.06m	Natural stone carpet floor.
Wet Room	3.68m x 2.00m	Electric shower, w.c., w.h.b., part tiled walls and tiled floor.
Bedroom 1	3.56m x 4.04m	With built-in wardrobes, window seat and shower room ensuite.
Ensuite	3.68m x 1.00m	Fully tiled walls and natural stone carpet floor, w.c., w.h.b. and shower stall with power shower.
Bedroom 2	3.74m x 2.79m	With built-in wardrobes and laminate floor.
Bedroom 3	3.20m x 2.52m	With built-in wardrobes and laminate floor.

Total Floor Area: c. 105.21 sq. m. (c. 1,132 sq. ft.)





Features

- Detached bungalow
- Mature private development
- Walking distance of village amenities
- Close to Ballyconnigar Beach

Outside

- Private driveway
- Large rear garden
- Lovely sunny aspect
- Paved patio area
- Barna shed

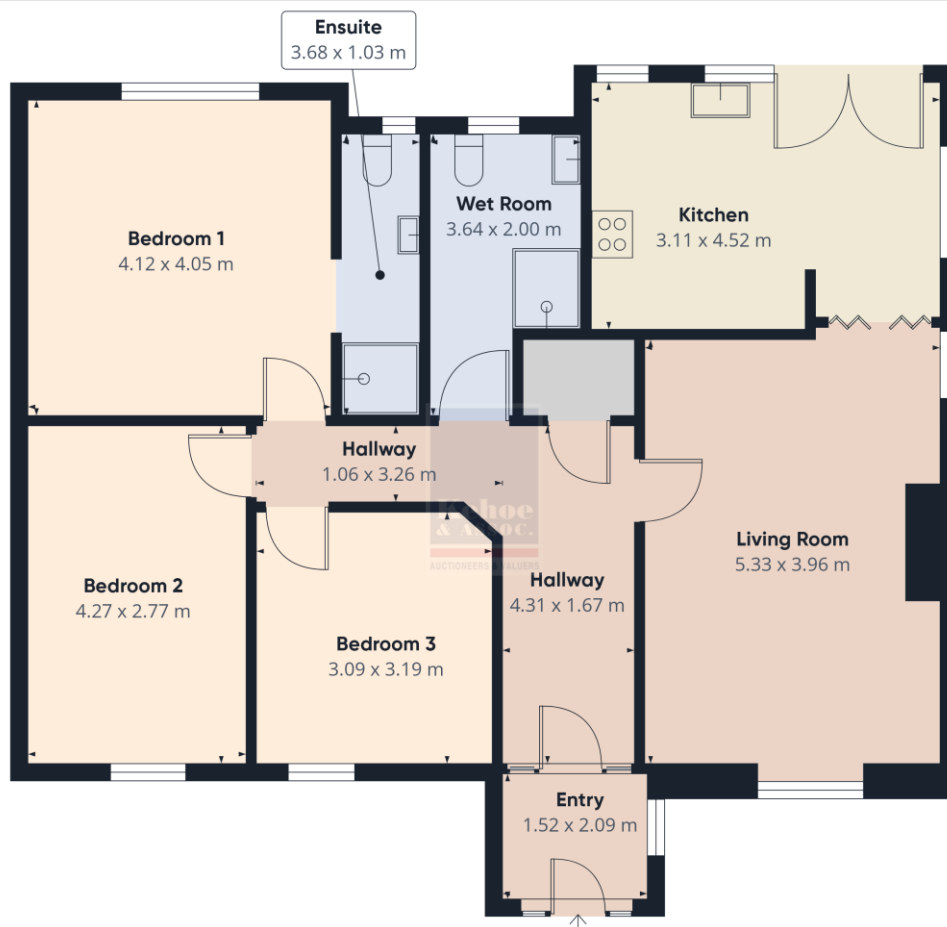
Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

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

DIRECTIONS: Eircode: Y21D682





Approximate total area⁽¹⁾
99.8 m²

(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): D1 BER No. 105317184

Energy Performance Indicator: 244.94 kWh/m²/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