

# FOR SALE

AMV: €250,000

File No.E280.CWM



## “Oasis”, Ballyconnigar, Blackwater, Co. Wexford Y21 DK81

- Elevated coastal property with stunning sea views and direct walking access to Ballyconnigar Beach.
  - Three-double-bedroom bungalow on a private site with excellent potential for modernisation or redevelopment.
  - Ideal seaside retreat suited for holidays, remote working, or peaceful year-round living.
  - The accommodation comprises: Storm porch, reception hallway, kitchen, sitting/room with open fire and surround aspect views of garden and impressive Ballyconnigar beach, shoreline and Irish sea views, master bedroom with w.h.b and wardrobe close , two further double bedrooms with wardrobe closets and family bathroom,
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

# **“Oasis”, Ballyconnigar, Blackwater, Co. Wexford Y21 DK81**

Welcome to “Oasis”, Ballyconnigar – a rare and captivating coastal retreat nestled on an elevated site overlooking the Ballyconnigar Beach. Set above the sweeping shoreline views, this property enjoys a truly privileged position with uninterrupted panoramas stretching towards Rosslare Europort and Wexford Town. By day, the landscape is filled with sea, sand, and sky; by night, the horizon comes alive with the twinkling lights of Tuskar Lighthouse and the distant towns, creating a scene of pure tranquility and wonder.

Located just 2.5km from the charming village of Blackwater, Oasis offers the perfect balance of privacy and convenience. Accessed via a private laneway rising to the property, the site extends to just under half an acre, providing a peaceful setting where the only sounds are those of nature and the sea. From here, residents can reach Ballyconnigar Bay Beach on foot in just 500 metres—ideal for morning swims, long coastal walks, or simply taking in the fresh sea air. This location is perfect for anyone seeking a weekend escape, a family holiday retreat, or a serene work-from-home haven.



Originally a prefabricated bungalow built in the 1980s, Oasis features upgraded PVC double-glazed windows and approximately 86.5 sq.m. of comfortable living accommodation. The layout includes a welcoming storm porch, a reception hallway, and a spacious living room with an open fireplace, designed to capture the spectacular sea views and a kitchen. Then two bedrooms also enjoy a coastal outlook. A total of three double bedrooms —each with built-in closet space—and a family bathroom complete the accommodation.

The potential here is unmistakable. With its outstanding setting and breathtaking sea views, Oasis presents an exciting opportunity for modernisation or redevelopment, transforming it into a truly special coastal home. Whether retained as a relaxing seaside getaway or reimagined into a contemporary residence, this property offers endless possibilities.

This is an opportunity not to be missed for those in search of their own private Oasis by the sea.

For further information or to arrange a viewing, please contact the sole selling agents, Kehoe & Assoc., on 053 9144393 or email [info@kehoeproperty.com](mailto:info@kehoeproperty.com)





## ACCOMMODATION

Storm Porch                      1.65m x 1.25m      Sliding door leading in o storm porch with tiled flooring.

*Timber single glazed window and door leading to:*

Central Entrance Hall      3.18m x 1.75m      Tiled flooring throughout.

*Door leading through to:*

Kitchen                              3.85m x 2.45m      Tiled flooring, floor and eye level cabinets with worktop space, stainless steel sink with built in drawers and press underneath. Free standing electric double oven with four ring hob overhead, Thor washing machine and open shelves, Dimplex microwave. Pantry storage presses with separate free standing Whirlpool fridge freezer and eye level cabinets. Separate floor and eye level units with open shelves, drawers and presses. Electric fuse board, pvc double glazed door leading through to rear driveway and gardens and large window overlooking.

Dining/Sitting Room      7.03m x 3.44m      Timber laminate flooring throughout, triple aspect with four windows overlooking rear garden, side gardens and impressive sea and shoreline view of Ballyconnigar beach.

*From central hallway, corridor leading through to bedroom accommodation:*





## ACCOMMODATION

Central Hallway	3.87m x 1.46m (max)	Hot-press with timer immersion with insulated hot water tank and open shelves above, separate closet press for storage
Master Bedroom	4.01m x 2.88m	Carpeted flooring, double glazed pvc window overlooking impressive sea and shoreline views. Internal closet with shelving and rails, w.h.b with mirror and lighting overhead.
Bedroom 2	2.92m x 2.86m	Carpeted flooring, large pvc window overlooking impressive sea and shoreline views, internal closet with shelf and rails.
Bedroom 3	2.89m x 2.88m	Carpeted flooring, large pvc double glazed window overlooking rear garden, close with self and rails.
Family Bathroom	1.93m x 1.87m	Tiled flooring, vinyl floor to ceiling surround, bath with chrome faucet and separate Myra Elite electric shower, w.h.b with mirror and built in cabinetry overhead and w.c.. Hatch to attic overhead.

**Total Floor Area: c. 86.5 sq.m / 932 sq.ft**





## Features

- Prefabricated bungalow built in 1970's
- Double glazed windows and pvc door installed in recent years
- 3 double bedrooms, 1 bathroom
- Extending to c. 86.5 sq. m

## Outside

- Gated entrance
- Concrete driveway with ample parking space
- Freestanding concrete storage shed boiler
- Elevated site under 0.5 acre.
- Gardens in lawn

## Services

- Mains water
- Septic tank
- OFCH (burner located in stand-alone shed)
- Broadband available.

**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 DK81**





**Building Energy Rating (BER): E1 BER No. 118934769**  
**Energy Performance Indicator: 327.16 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

**CATRIONA MURPHY**

**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**



**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com)



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