

FOR SALE

AMV: €675,000

File No.E303 .CWM



“Dot’s Seaview Cottage”, Haggard, Bannow, Co. Wexford Y35 XTY3

- "Dot's Seaview Cottage" is an impeccably finished A-rated coastal home overlooking the breathtaking South Wexford shoreline.
- The property blends 1920s character with a superb 2025 extension, delivering modern luxury throughout, extending to c. 201 sq.m.
- Its elevated first-floor balcony captures sweeping 180-degree sea views across beaches, bays and islands.
- A turnkey haven, it is ideal as a permanent seaside residence or an idyllic weekend escape.
- Accommodation comprises of an entrance hall, ground floor master bedroom with large en-suite, guest W.C., open-plan bespoke kitchen with hidden pantry, concealed utility and plant room, an upstairs open-plan sitting room with balcony, and three further large bedrooms including a master en-suite with walk-in wardrobe and a Jack & Jill bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393





“Dot’s Seaview Cottage,” Haggard, Bannow, Co. Wexford Y35 XTY3

A Spectacular Seaside Residence on the South Wexford Coast

"Dot's Seaview Cottage" is a truly remarkable coastal cottage, beautifully reimagined to capture the wild charm of the South Wexford shoreline and Keeragh Islands, visible from your own first-floor balcony and pronounced

"Key-Rock"—this home pays homage to the rugged outcrops where Great Cormorants nest today. Here, nature, history and craftsmanship come together to create a one-of-a-kind coastal retreat.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



LOCATION – A PERFECT SOUTH WEXFORD SETTING

Set along the celebrated South Wexford coastline, "Dot's Seaview Cottage" enjoys an exceptional position where peace, privacy and scenery meet convenience:

- Wellingtonbridge – 6km: The nearest vibrant village, offering shops, cafés, services and transport links.
- Kilmore Quay – 22km: A picturesque fishing village renowned for its marina, thatched cottages, seafood and access to the Saltee Islands.
- Wexford Town – 25km: A bustling hub of culture, shopping, restaurants and coastal amenities.

This is a location enriched by coastal walks, beaches, wildlife, and the distinctive charm of Ireland's sunny southeast.



A HOME WITH HISTORY—AND A NEW FUTURE

Originally built in the 1920s, "Dot's Seaview Cottage" was transformed in 2025 through a superb double rear extension, crafted with meticulous attention to detail. The result is a home that honours its past while embracing modern design, comfort and efficiency. Extending to c. 201 sq.m the accommodation is laid out over two floors.

Ground Floor

- Entrance Hall – Bright, welcoming and finished to a high contemporary standard.
- Ground Floor Master Bedroom Suite – Exceptionally spacious with dual aspect and a luxurious en-suite bathroom.
- Guest W.C.
- Large open plan living space with a newly installed bespoke fitted kitchen - A stunning open-plan space featuring new integrated appliances, a large island with a sophisticated downward-draft system, overhead lighting and breakfast counter and expansive hand-crafted cabinetry set to the walls framing the large windows overlooking the side garden.
- Hidden Pantry Room – Cleverly concealed within wall panelling—ideal for seamless storage.
- Dream Utility Room – Also tucked discreetly behind panel walls, with direct access to the rear gardens and an adjoining plant room.

First Floor

- Open-Plan Sitting Room – Flooded with natural light, this stunning space flows directly onto the expansive balcony, capturing a 180-degree panorama across Blackhall Beach, the Keeragh Islands, the Saltee Islands and Kilmore Quay.
- Three Large Bedrooms – Including:
- Master En-Suite with walk-in wardrobe.
- Two spacious bedrooms connected by a stylish Jack & Jill bathroom



ACCOMMODATION

Entrance Hall	5.14m x 2.06m	Tiled flooring throughout. Staircase leading to open plan living room area and ground floor glass door leading through to open plan kitchen/living/dining area.
Kitchen Space	6.81m x 5.18m	Tiled flooring throughout, fully fitted kitchen Bespokely made by Forde Furniture, island with Quartz countertop and downward four ring hob, ample storage drawers throughout, integrated Indesit fridge freezer with ample storage space and drawers, Quartz countertop and Quartz 100m. upright and windowsill with Bevelle cut drainer and double stainless-steel sink, integrated Indesit dishwasher, integrated Hotpoint double oven, bin drawer set with four pockets and pantry drawer set, large oak window seat perfectly position to allow for large kitchen table with drawers and further storage throughout, full wall panel disclosing doors where one doors opens to Pantry. Dual aspect with high quality rational windows overlooking south westerly patio and large sliding door leading out to the southeastern 30 sq.m granite patio with cobble lock edge enclosed with a short seat height wall surrounding the patio
Pantry	1.48m x 1.97m	Fully shelved with worktop space and electric plugs. Sensor lights.

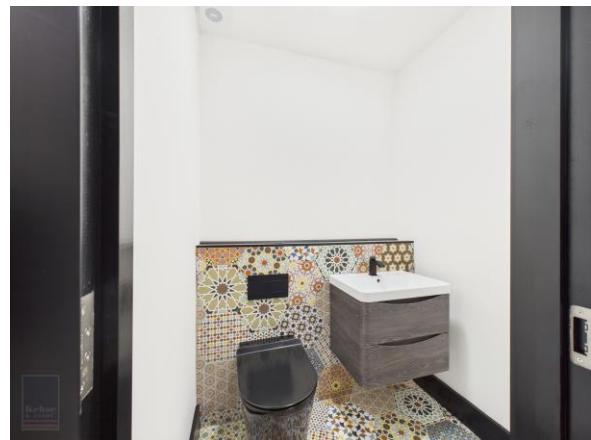
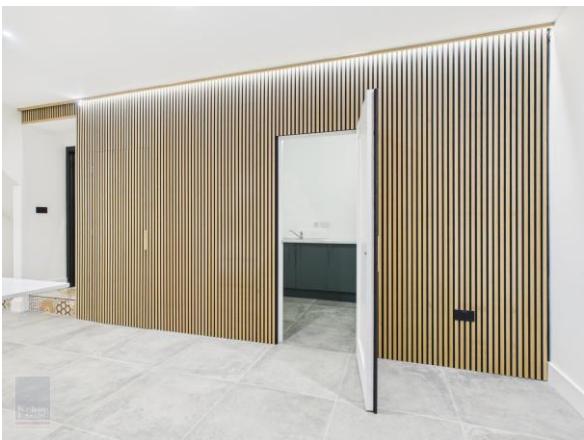
Through to original homestead:

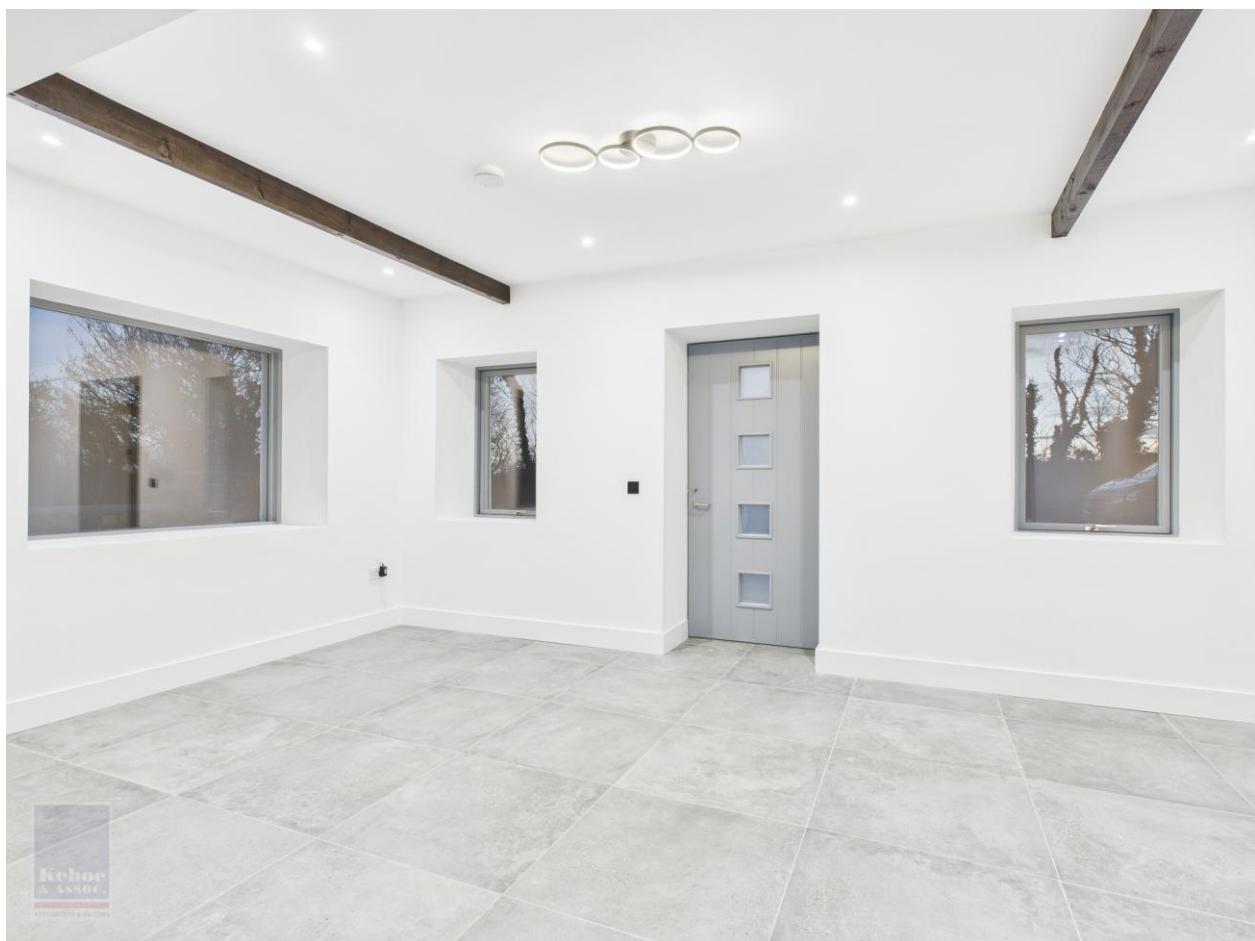
Large Living Area	5.69m x 3.31m
-------------------	---------------

Tiled flooring throughout, dual aspect with large picture window overlooking south westerly side garden and two windows overlooking the original front homestead and front homestead door.

From Kitchen Area, door leading through to:





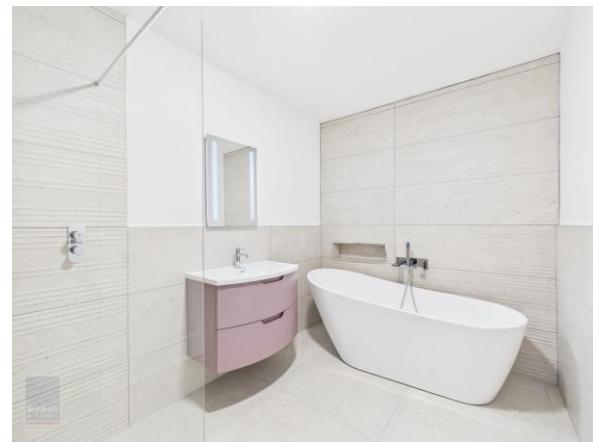
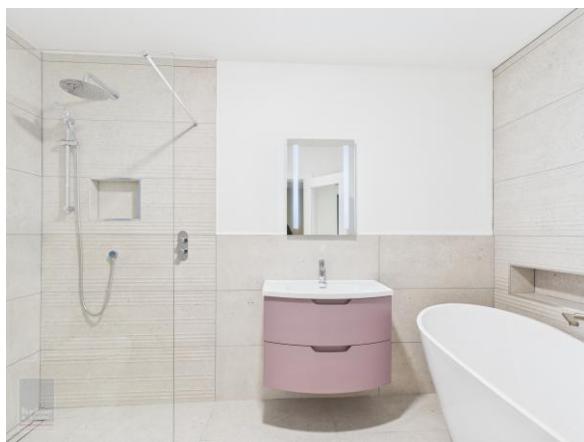


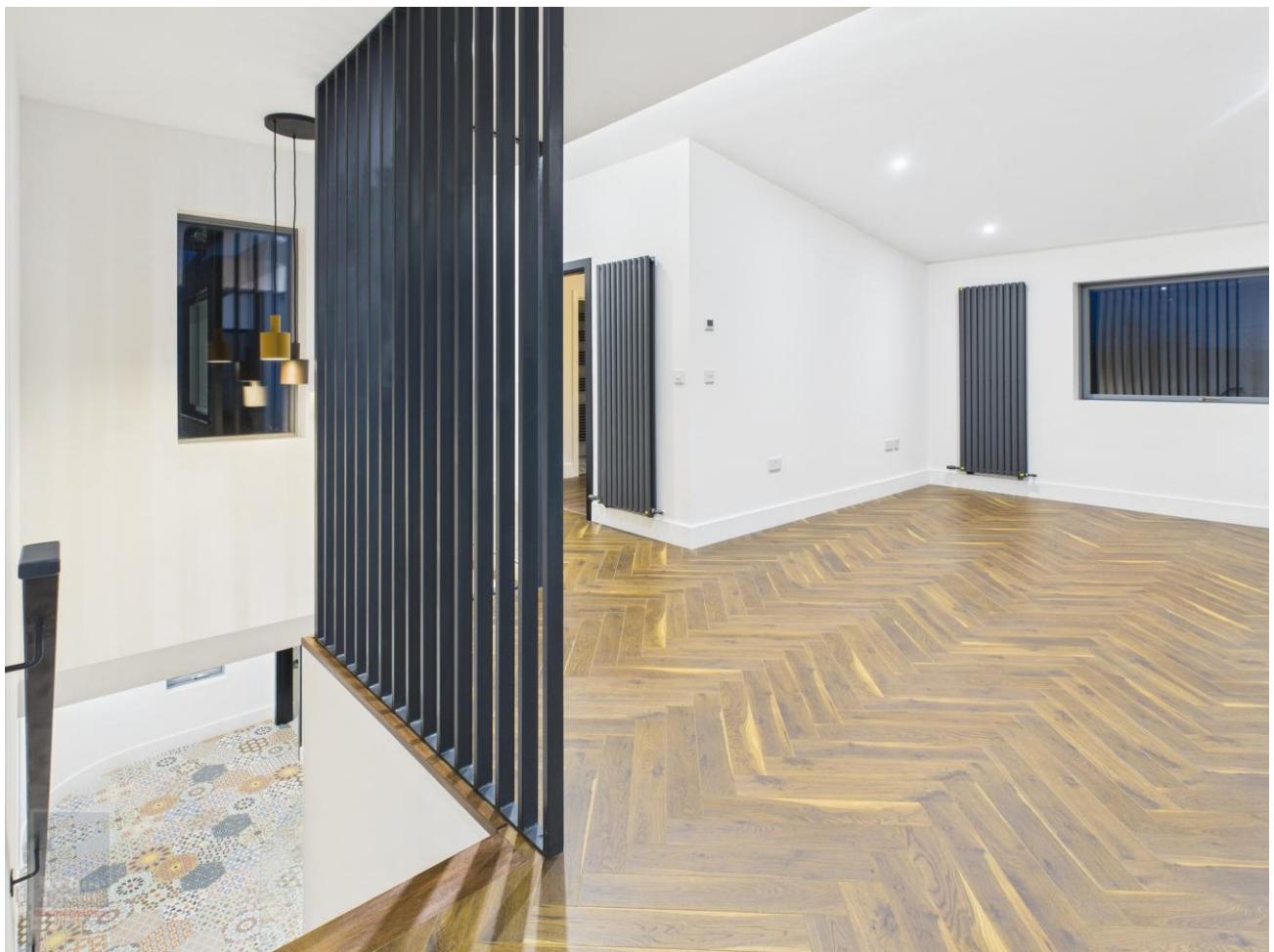
ACCOMMODATION

Utility Room	3.08m x 2.20m	Tiled flooring throughout, fully fitted utility cabinetry and storage space with floor and tall press cabinetry, work space with stainless steel sink and drainer, space for washing machine and drawer, glass door leading out to rear south facing patio.
<i>Hidden door leading through to:</i>		
Plant Room	1.50m x 1.10m	Dual Samsung air to water heat pump system, all electric fuse board labelled and open access to all upward and downward plumbing works, under floor heating manifolds.
Guest Bathroom	1.54m x 1.27m	Tiled flooring, full wall plumbing enclosures with tile, floating w.h.b with built in cabinetry underneath, making for easy for ground floor washing and floating w.c.. Sensor lights and all Sonas brand sanitary ware.
Ground Floor Master Bedroom	4.67m x 4.05m	Tiled flooring throughout, dual aspect with large rational windows overlooking front driveway and rear garden.
Large en suite	3.29m x 2.11m	Tiled flooring throughout, free standing modern bath with chrome faucets and shower head, built in shelving area to tiled wall, half walled tile surround to w.h.b with storage cabinetry underneath with mirror and lighting overhead, large walk in shower with ground drainer, insert wall shelf, rainwater shower head, separate shower head and w.c., rational large privacy glass frosted window overlooking rear garden. Sensor lights and all Sonas brand sanitary ware.

Staircase-stained oak with steel handrail and glass balustrade leading to:





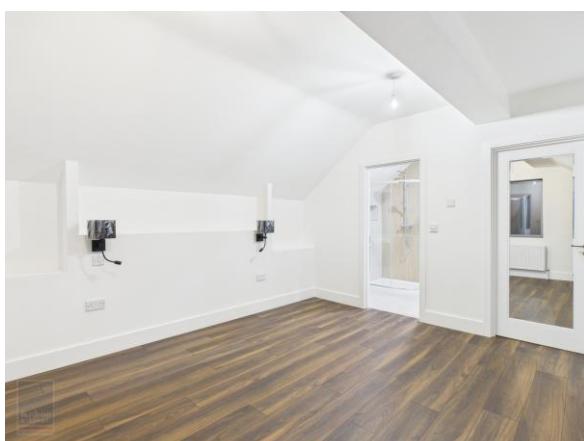
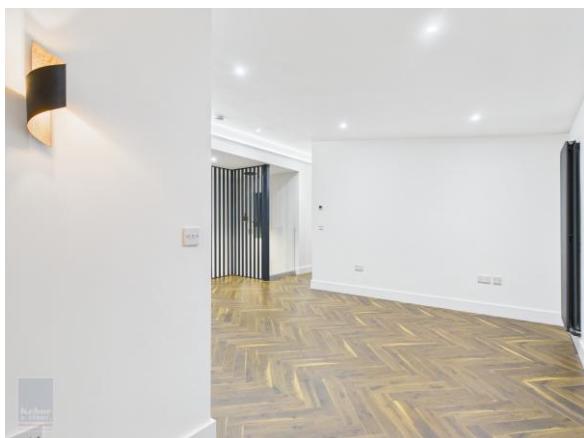


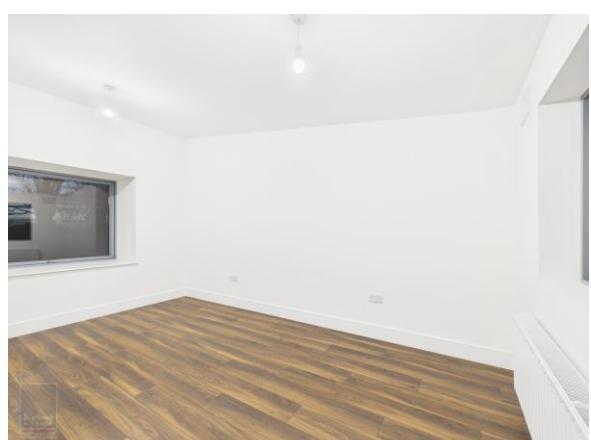
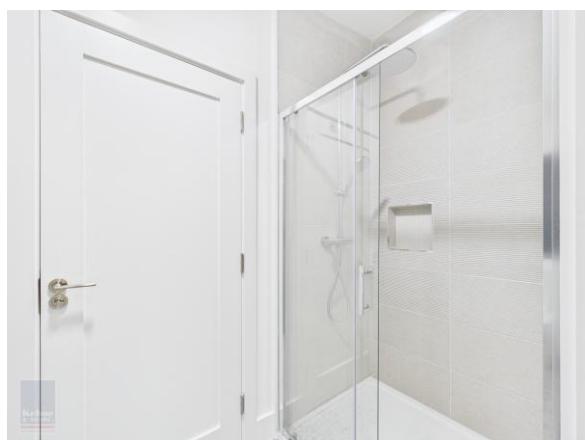
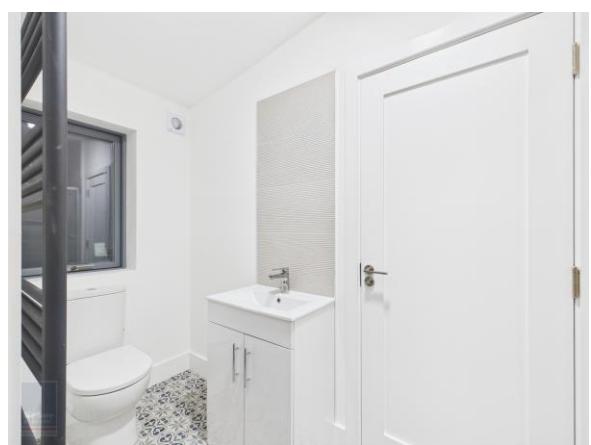
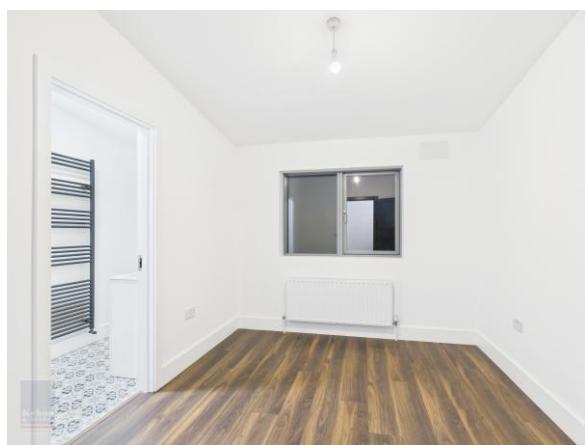
ACCOMMODATION

First Floor

Open Plan Second Living Space	6.91m x 5.19m (max)	Parquet timber laminate flooring throughout, dual aspect, large rational windows overlooking rear garden, reading nook with separate narrow window perfectly positioned for sea view and large sliding rational window leading out to the balcony.
Balcony Area	4.91m x 1.91m	South westerly facing, glass and steel balcony rails.
Bedroom 2	4.17m x 4.11m	Timber laminate flooring throughout, open shelves, surrounding the ideal position for a king or queen or super king-sized bed with dual side light switches and lamps and ample plug points throughout.
En suite	2.29m x 1.96m	Tiled flooring, two walls floor to ceiling tiled, enclosed glass shower with storage shelf built into wall, rainwater shower head and separate chrome faucet, Sonas w.h.b with cabinetry drawer underneath, floating wall design making easy under cleaning, built in wall shelf with mirror and lighting overhead and w.c. Sensor lights and all Sonas brand sanitary ware.
Walk in wardrobe	1.95m x 1.60m	Fully fitted with open shelves and rails, discrete drawers at door, full door with mirror. Sensor lights.
Bedroom 3	4.66m x 4.06m	Timber laminate flooring throughout, dual aspect with large rational window overlooking front driveway and gardens and second window overlooking rear garden.
<i>Door leading through to:</i>		
Jack & Jill Bathroom	3.44m x 1.22m	Tiled flooring, enclosed shower with rainwater shower head and separate faucet, chrome shower head, fully tiled floor to ceiling with insert shower shelf and glass sliding doors, w.h.b with built in cabinetry underneath and w.c. All Sonas brand sanitary ware.
Bedroom 4	3.46m x 2.75m	Timber laminate flooring, large window overlooking side garden, ample plug points with integrated USB points

Total Floor Area: c. 201 sq.m / 2,164 sq.ft









EXTERNAL FEATURES

- Original Entrance Gates – A charming nod to the property's heritage.
- Granite Stone Features – Granite repurposed from the original homestead is showcased throughout the landscaped gardens and boundary wall, adding character and texture.
- Large First-Floor Balcony – A standout feature offering vast, uninterrupted sea views.
- Gate and Post Entrance – With a delightful pedestrian pathway leading to the original front door.
- Ample Car Parking – Plus granted planning permission for a carport and garage.



THE ULTIMATE COASTAL RETREAT

"Dot's Seaview Cottage" is the definition of turnkey luxury. Whether you're searching for a serene full-time residence by the sea or a weekend escape, this home invites you to simply arrive, relax and hang your hat up.

A rare opportunity to own an exquisitely finished coastal property in one of Wexford's most captivating settings.

Viewing is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



Features

- Built in 1920s and fully refurbished A-rated home with large extension in 2025
- Extending to c. 201 sq.m.
- Four double bedrooms, four bathrooms
- A short walk to the Wexford coastline at Blackhall Beach

Outside

- Large granite patio with seating wall surround.
- Stone from the original cottage in the surround walls
- Gate and post entrance driveway with pedestrian pathway entrance
- Footpath surround
- Site extends to 0.56 Acres
- The benefit of granted planning permission for a car port and garage.

Services

- Mains water
- TPW Euro tank Treatment Plant
- Samsung Air to water heat pump system.
- Underfloor heating on ground floor and radiator heating upstairs.
- Fibre 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: Y35 XTY3





Building Energy Rating (BER): A3 BER No.
Energy Performance Indicator: kWh/m²/yr

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

Sales Agent
CATRIONA MURPHY
087 2427525
Email: catriona@kehoeproperty.com



Kehoe & Assoc.,
 Commercial Quay,
 Wexford
 053 9144393
www.kehoeproperty.com
 Email: info@kehoeproperty.com



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. PRSA No. 002141