

# FOR SALE

AMV: €525,000

File No.E341.CWM



## 9 Sea Vista, Ballaghblake, Curracloe, Co. Wexford Y21 Y728

- Elevated detached home with panoramic sea views from Rosslare Harbour to Wexford Town, to Curracloe Raven Forest.
- Exclusive development of just 12 homes overlooking Wexford Bay and Raven Point.
- Open plan living space with solid fuel stove and wrap-around sandstone patio.
- Approx. 160 sq. m. with three bedrooms, including master suite with walk-in wardrobe and ensuite.
- Minutes from Curracloe Beach and Raven Nature Reserve — ideal as holiday or permanent home.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## **9 Sea Vista, Ballaghablake, Curracloe, Co. Wexford Y21 Y728**

There is nothing quite like Sea Vista. No. 9 is a wonderful, detached residence perched on a splendid, elevated site in the highly sought-after Kame & Kettle Lake area, commanding magnificent sea views over Raven Point, stretching from Rosslare Harbour to Wexford Town. Set amid undulating rolling hills that meet the beautiful Raven Forestry, Wexford Bay and the coastline beyond, this stunning home forms part of an exclusive cluster of just 12 detached bungalows, each generously spaced on large private sites. The views are truly breathtaking and must be experienced in person to be fully appreciated.





Built in 2004 the property is extending to c. 160 sq. m., which is both spacious and thoughtfully laid out. At the heart of the home lies a bright open plan kitchen/dining/living room, where a solid fuel stove creates a warm and inviting focal point. French doors open onto an extensive wrap-around sandstone patio, perfectly positioned to capture the phenomenal sea views — an idyllic setting for outdoor dining, entertaining, or simply relaxing while taking in the coastal panorama. A utility and plant room provide practical convenience. The property offers three generous bedrooms, including Bedroom 1 and a family bathroom, while Bedroom 2 features slide robes and an ensuite. A separate sitting room, accessed off a second patio area, leads to a private master suite complete with walk-in wardrobe and ensuite, creating a peaceful retreat within the home.

Ideally located close to Curracloe Village and only a short drive from the renowned Curracloe Beach and the picturesque Raven Nature Reserve, this property would make an exceptional holiday home, permanent residence, or weekend escape.

For those searching for a special home in Wexford, this is an opportunity not to be missed. For further details or to arrange an appointment to view, contact Kehoe & Assoc. on 053-9144393.





## **ACCOMMODATION**

Entrance Hall	3.01m x 1.74m	Tiled flooring. Alarm and electrical fuse board. Ample storage space with slide robes to open shelves. Space for washing machine and space for dryer. Door through to hot-press with Eddie hot water system.
Opel Plan Kitchen/Dining/Sitting Room	9.62m x 8.02m	Kitchen Area: Tiled flooring, fully fitted with floor and eye level cabinets, ample worktop space with double drainer stainless steel sink and tiled splashback, drinking water tap with filtration system built in underneath, Zanussi dishwasher, Whirlpool oven, four ring electric hob under extractor fan, Haier fridge freezer (purchased in 2025), breakfast counter area, built in display cabinetry wrapping around the dining area under alcove ceilings measuring 3.68m, timber laminate flooring through this area with multiple aspects of the stunning sea views, solid fuel stove under a polish granite hearth, built in display cabinetry for tv console and radiator covers underneath. From the dining area patio doors leading out to the sandstone large patio area.

*Glass doors leading through to:*







## **ACCOMMODATION**

Central Hallway                      4.08m x 2.04m      Tongued and grooved pine timber floor, hatch to attic with a Stira.

*Glass door leading through to:*

Reception Sitting Room              3.71m x 3.12m      Pine timber tongue and groove pine timber flooring with large sliding door leading out to second sandstone patio area with stunning views capturing The Raven Forest, Wexford Bay and Rosslare Harbour.

*Door leading through to:*

Master Bedroom                      5.85m x 4.12m      Engineered flooring throughout with large corner window captivating this continuous stunning water view.

The pedestrian door access from the patio into this room enables the creation of more flexible and independent living spaces. This arrangement is particularly beneficial for multi-generational families, as it allows the home to be divided into separate yet connected living areas, offering greater privacy and convenience for different household members.

**Benefit of Pedestrian Door Access from the Patio**

*Door leading through to:*

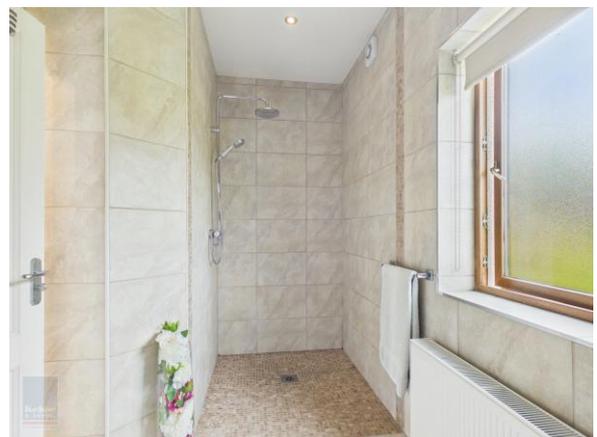
Walk in wardrobe                      4.20m x 2.14m      Timber engineer floors, open shelves and rails throughout with built in wardrobes, shoe racks, the ideal walk-in wardrobe set up.

*Leading through to:*

Large En Suite                          4.16m x 1.81m      Tiled flooring, wet room style with mosaic tile flooring, pressure pump shower, rainwater shower head and separate faucet, recess lights throughout, w.h.b with mirror and lighting overhead and w.c.



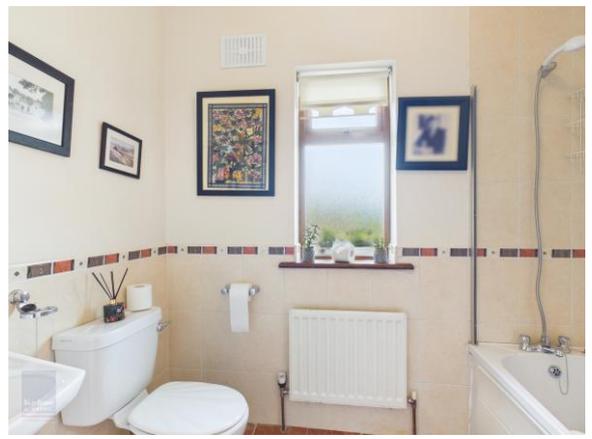




## **ACCOMMODATION**

Bedroom 2	4.20m x 3.06m	Tongue and groove pine flooring throughout, built in slide robes with ample hanging and shelving space, room thermostat here for all bedroom controls. Large window overlooking front driveway and gardens.
En Suite	2.80m x 1.20m	Tiled flooring, enclosed pressure pump shower with floor to ceiling tile surround, w.h.b with tiled splashback with mirror and lighting overhead and w.c with display open shelves.
Bedroom 3	3.96m x 2.65m	Tongue and groove solid timber pine flooring, window overlooking front gardens, tv points and electrical points.
Main Bathroom	2.44m x 1.77m	Tiled flooring, half wall tile surround, leading through to bath with full floor to ceiling tiled surround and shower faucet connected to wall, w.h.b with lighting overhead and w.c.

**Total Floor Area: c. 160 sq.m / 1,725 sq.ft**







## Features

- Splendid sea views
- Located in Curracloe
- 3 bedrooms, 3 bathrooms
- Built in 2004
- Extending to c. 160 sq.m

## Outside

- Expansive sandstone patio areas overlooking the sea views
- South facing with the benefit of sheltered walls
- Landscaped gardens extending to c. 0.67 acres

## Services

- Mains Water
- Shared Treatment plant
- Air to water heat pump (installed 2022)
- Walls insulated (2011) and window glazing all upgraded (2023)
- Solar PV panels
- EV Car Charger

**Note:** Sea Vista Estate maintenance annual fee for the 12 residents is €1,000 pa (based on 2025). This includes lights, roads, treatment plant, cutting common green areas, upkeep of entrance and common meadows.

**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 Y728





**Building Energy Rating (BER): B2 BER No. 101117471**  
**Energy Performance Indicator: 112.99 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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