

FOR SALE

AMV: €250,000

File No.E412.CWM



Church Road, Blackwater, Co. Wexford Y21 CX78

- Charming cottage located in the heart of Blackwater Village, Co. Wexford within a short drive of numerous beaches and 15 minutes from Wexford town.
- Built in 1991, this 3-bedroomed detached cottage extends to c. 62 sq. m.
- The accommodation comprises: entrance hall, living/dining area with open fire and open plan to kitchen, bathroom, two ground floor bedroom, staircase leading from the open plan to landing area with hot-press, second sitting room and third bedroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Church Road, Blackwater, Co. Wexford Y21 CX78

This attractive detached cottage is ideally situated in the heart of Blackwater Village, Co. Wexford, enjoying a highly convenient location within easy walking distance of local shops and amenities. The property also benefits from close proximity to a selection of scenic beaches and is approximately a 15-minute drive from Wexford Town.

Constructed in 1991, the residence extends to approximately 62 sq. m. and comprises a well-proportioned three-bedroom, one-bathroom layout designed for comfortable living. The accommodation includes an entrance hall leading to a bright and inviting living room featuring an open fireplace, which flows seamlessly into the adjoining kitchen area. The ground floor accommodates two bedrooms and a family bathroom, while a staircase from the living space provides access to the first floor, where there is a flexible second sitting room or potential third bedroom.



Externally, the property is set within private gardens bordered by a river brook, and includes a gravel driveway offering off-street parking along with a practical steel garden shed. The overall setting combines privacy with convenience, making the property suitable as a full-time residence, holiday home, or weekend getaway.

This represents an excellent opportunity to acquire a charming cottage in one of Wexford's most desirable coastal villages.

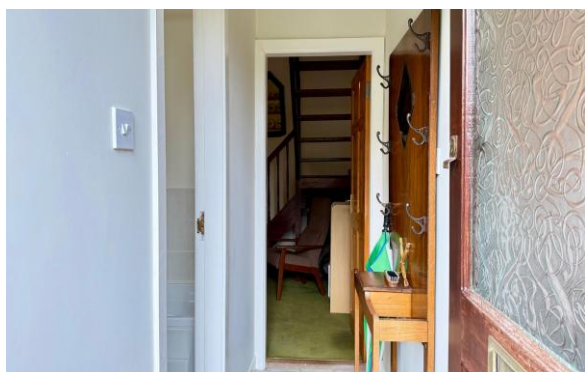
Viewing is strongly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.

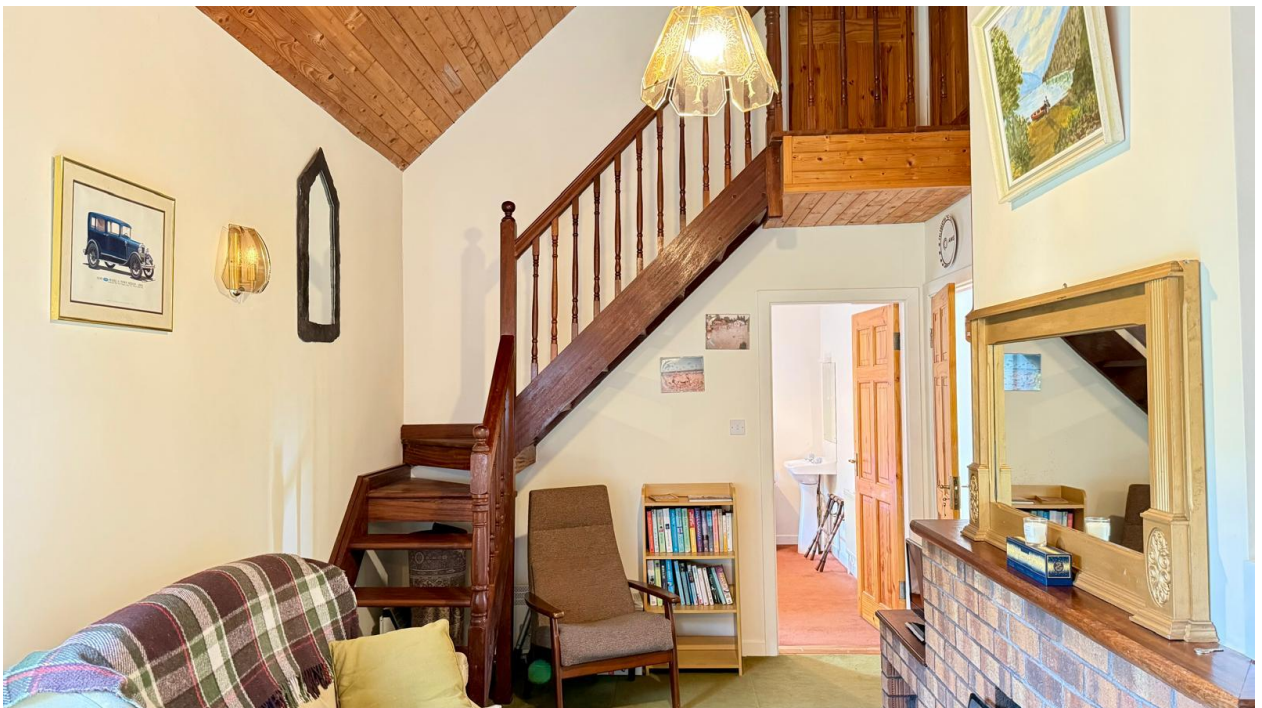


ACCOMMODATION

Entrance Hall	2.43m x 0.91m	Tiled flooring.
Bedroom 1	3.32m x 2.44m	Carpeted flooring and single glazed timber window overlooking front garden and driveway.
Family Bathroom	2.43m x 1.69m	Tiled flooring, bath with tiled surround, Triton T90 electric shower overhead, w.h.b with tiled splashback with mirror and lighting overhead and w.c.
<i>From Central Hallway to:</i>		
Main Living/Dining Room	5.48m x 3.03m	Carpeted flooring, feature open fireplace with brick surround and timber mantelpiece, vaulted ceiling with timber cladded features. Sliding door leading through to private rear garden.
<i>Door to:</i>		
Kitchen	2.63m x 2.44m	Tiled flooring fully fitted kitchen with floor and eye level cabinetry, ample worktop space with tiled splashback, stainless steel sink and drainer under single glazed timber window overlooking front garden. Free standing electric oven with extractor fan overhead, free standing under counter fridge, Bendix washing machine.

From Central Sitting Room, door leading through to:







ACCOMMODATION

Bedroom 2 3.32m x 3.02m Carpeted flooring, window overlooking rear garden. w.h.b with tiled splashback with mirror and lighting overhead.

From Central Sitting Room, mahogany staircase leading to:

First Floor

Landing Area 0.91m x 0.86m Carpeted flooring.

Hot-press Open shelves and insulated water tank.

Second Sitting Room 3.32m x 3.03m Timber flooring throughout with window overlooking side driveway.

Total Floor Area: c. 62 sq.m / 667 sq.ft



Features

- Detached cottage
- Located in the centre of Blackwater village
- 3 Bedroom, 1 bathroom
- Extending to c. 62 sq. m
- Built in 1991

Outside

- Walking distance to shops and local amenities
- Mature gardens
- Off street parking with gravelled driveway
- Enclosed garden in lawn
- Garden shed

Services

- Mains water
- Mains drainage
- OFCH
- Fibre broadband is 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 CX78





Building Energy Rating (BER): E2 BER No. 119086791
Energy Performance Indicator: 372.01 kWh/m²/yr

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

Sales Agent
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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. PRSA No. 002141