

For Sale

Asking Price: €395,000

**Sherry
FitzGerald**
O'Leary Kinsella



Birdie Cottage, Ballyvaldon,
Blackwater, Enniscorthy,
Co. Wexford, Y21 XD89

sherryfitz.ie



Birdie Cottage lies adjacent to the stunning coastal setting, less than 10 minutes walk to Ballyvaldon beach.

This detached dwelling comes to the market with bright and spacious accommodation and meets the needs for any growing family with light filled reception rooms and generous bedroom proportions. Boasting a sunroom that floods the living space with natural light, this property provides a serene retreat for those seeking a peaceful lifestyle.

The accommodation briefly comprises of a large sitting room with sun room off, a kitchen/dining room, a utility, and guest WC on the ground floor. On the first floor are a bathroom room and three bedrooms, with the master enjoying it's own ensuite.

To the side and the front is an expanse of lawn with large perimeter hedging and trees providing a sense of privacy, seclusion and safety.

Enjoy breathtaking sea air from the comfort of your home, adding a touch of serenity to your everyday life. The beauty of the location is not to be underestimated with the stunning coastal setting of Tinnaberna on your doorstep. The villages of Blackwater and Kilmuckridge are in close proximity and provides all the necessary requirements while Enniscorthy and Wexford are only a short drive away.

The property also benefits from being approx. a 30 minute drive from Exit 23 off the M11 and is sure to appeal to the buyer looking for an outstanding site and holiday getaway.



Accommodation

Entrance Porch 1.20m x 2.10m (3'11" x 6'11"):

tile flooring

Kitchen/Dining 5.70m x 6.40m (18'8" x 21') at widest point:
solid wood flooring, fitted kitchen units, electric oven, electric hob, fridge freezer, integrated, dishwasher, double doors to side garden

Sitting Room 5.70m x 3.60m (18'8" x 11'10"):

Solid wood flooring, feature open fireplace with bricks surround

Sunroom 3.00m x 3.00m (9'10" x 9'10"):

solid wood flooring, timber clad ceiling, double doors to side garden

Utility Room 2.70m x 1.70m (8'10" x 5'7"):

solid wood flooring, fitted storage units, plumbed for washing machine and dryer

Guest W.C. 2.70m x 0.90m (8'10" x 2'11"):

tile flooring and shower, shower, WC, wash hand basin

FIRST FLOOR

Landing 5.70m x 2.10m (18'8" x 6'11") at widest point:

solid wood flooring

Bedroom 1 2.80m x 4.20m (9'2" x 13'9"):

Solid wood flooring

Bedroom 2 2.80m x 2.40m (9'2" x 7'10"):

solid wood flooring

Master Bedroom 3.40m x 3.60m (11'2" x 11'10"):

solid wood flooring

Bathroom 2.20m x 3.60m (7'3" x 11'10"): t

tile flooring and walls, bath, shower, WC, wash hand basin





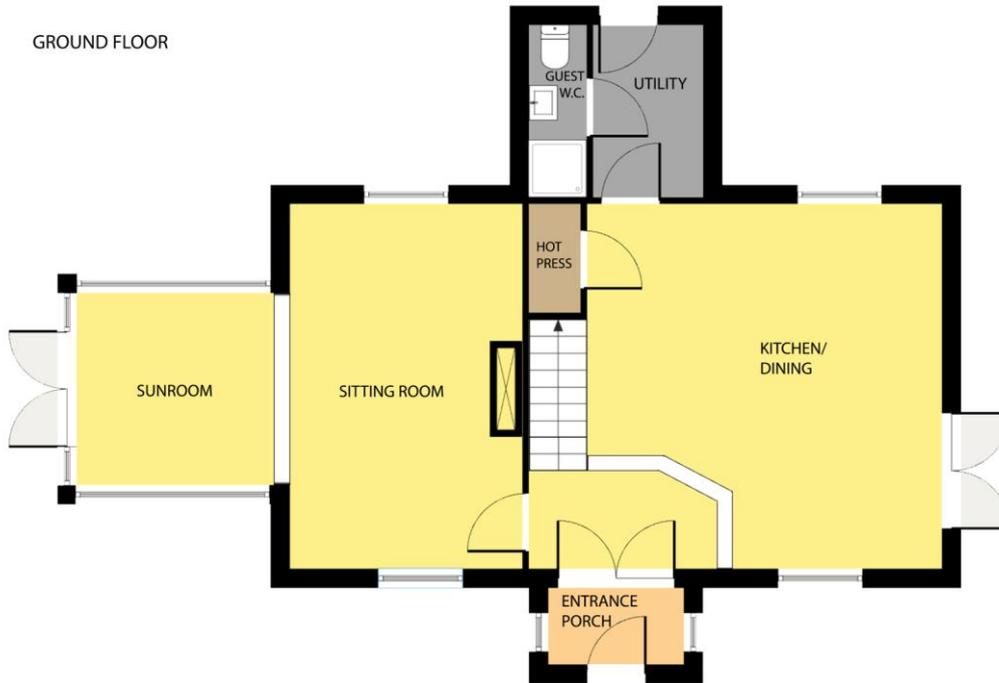
Special Features & Services

- Approx. a 10 minute walk to a beach.
- Stunning coastal setting.
- Spacious 3 bedrooms.

BER BER To be confirmed, BER No. To be confirmed



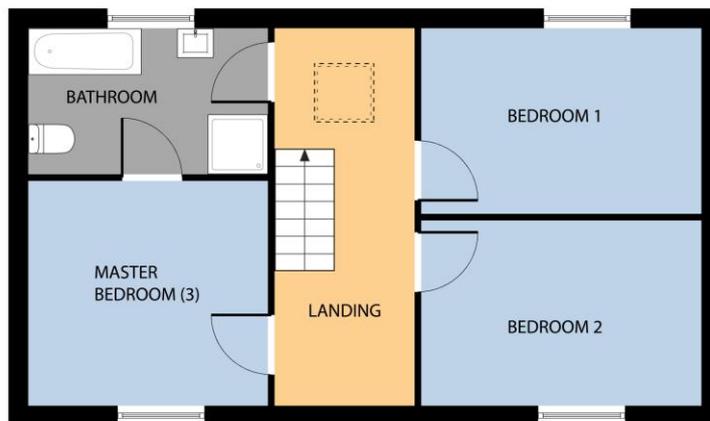
GROUND FLOOR



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FIRST FLOOR



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