

For Sale

Asking Price: €350,000

**Sherry
FitzGerald**
O'Leary Kinsella



Ballywoodrane,
Blackwater, Enniscorthy,
Co. Wexford, Y21 PX31

sherryfitz.ie



A Charming Detached Home in a Wonderful Coastal Location.

This attractive detached residence extends to approximately 128 sq. m and is ideally positioned in a peaceful rural setting, while remaining within easy reach of the coast and local amenities. Ballyvaldon Beach is approximately a 7-minute drive away, while Blackwater village is approximately 5.1 km from the property.

The property offers well-proportioned and versatile accommodation, with four bedrooms, including a spacious first-floor master bedroom, along with a family room, living room, kitchen/dining area and main bathroom.

The bright and generously proportioned living accommodation provides a comfortable environment for both everyday living and entertaining. The main living room features a traditional fireplace and large windows overlooking the surrounding countryside, while the open-plan kitchen and dining area benefits from excellent natural light and views over the gardens.

A particular feature of the property is the large elevated timber decking area, accessed from the living accommodation, which provides an ideal space for outdoor dining, relaxing and enjoying the peaceful surroundings. The property sits on generous grounds extending to c.0.27 ha (0.67 acres), with extensive lawns, mature hedging, established planting and a long private driveway providing ample parking.



There is also a detached garage, offering excellent additional storage or workshop potential while there is also extra storage in a basement.

Its proximity to Ballyvaldon Beach makes it particularly appealing for those seeking a home close to the coast, while Blackwater village provides local amenities including shops, services, pubs and sporting facilities.

While the property would benefit from some modernisation, it offers excellent potential to create a wonderful family home or coastal retreat in a highly desirable part of north County Wexford.

Accommodation

Entrance Hall 1.3m × 2.3m (4'3" × 7'7"):

Hallway 4.2m × 2.2m (13'9" × 7'3"):

Living Room 3.3m × 4.2m (10'10" × 13'9"):

Dining Area 3.1m × 3.1m (10'2" × 10'2"):

Kitchen 2.5m × 3.1m (8'2" × 10'2"):

Family Room 4.5m × 6.0m (14'9" × 19'8"):

Bedroom 3 3.1m × 3.1m (10'2" × 10'2"):

Bedroom 4 2.8m × 2.9m (9'2" × 9'6"):

Bathroom 2.0m × 2.0m (6'7" × 6'7"):

WC 1.0m × 1.3m (3'3" × 4'3"):

Second Floor

Landing 1.0m × 0.9m (3'3" × 2'11"):

Master Bedroom 3.4m × 5.4m (11'2" × 17'9"):

Ensuite 1.0m × 2.3m (3'3" × 7'7"):





Special Features & Services

- Excellent potential for modernisation and further enhancement.
- Beautiful countryside surroundings.
- Large timber decking area.
- Large open plan area.
- Services: Septic tank, well water.

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





TOTAL: 128 m²
 1st floor: 107 m², 2nd floor: 21 m²
 EXCLUDED AREAS: FIREPLACE: 1 m², MASTER BEDROOM: 3 m², WALLS: 11 m²
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





NEGOTIATOR

Declan O'Leary
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

SOLICITOR

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001510