

For Sale

Asking Price: €299,000

**Sherry
FitzGerald**
O'Leary Kinsella



Ballina Upper, Blackwater,
Co. Wexford, Y21 D772

BER D2

sherryfitz.ie



Interested in this property? Sign up for mySherryFitz to arrange your viewing, see current offers or make your own offer. Register now at [SherryFitz.ie](https://www.sherryfitz.ie).

Nestled in the picturesque countryside with outstanding sea views, this charming detached bungalow offers a tranquil retreat away from the hustle and bustle of city life.

Boasting 92 sq m of living space, this property features 3 bedrooms and a spacious reception room, perfect for family gatherings or entertaining guests. The interior is flooded with natural light, creating a warm and inviting atmosphere throughout. It has the added benefit of having full planning permission (20210440) for a modern extension with a lovely patio area with glass surround.

Step outside onto the patio and soak in the breathtaking water and sea views that stretch out before you. The serene surroundings provide the ideal setting for relaxation and enjoying the beauty of nature. Conveniently located within easy reach of local amenities, this property offers the perfect balance of rural living with modern conveniences. Blackwater Village, the award winning tidy town village is just a four minute drive away while the nearest beach is just 1.5kms.

Don't miss this opportunity to make this idyllic countryside retreat your own. Contact us today to arrange a viewing and experience the peaceful charm of this stunning property.



Accommodation

Entrance Hall 1.13m x 1.00m (3'8" x 3'3"):
laminate wood flooring

Kitchen/Dining/Living 6.77m x 5.80 (22'3" x 19') at widest point:
laminate wood flooring, fitted kitchen units, electric oven,
electric hob, feature brick fireplace, exposed timber beams,
sliding doors to patio

Bedroom 1 3.66m x 3.04m (12' x 10') at widest point:
laminate wood flooring, wardrobe

Bedroom 2 3.70m x 3.04m (12'2" x 10') at widest point:
laminate wood flooring, wardrobe

Bathroom 1.82m x 1.70m (6' x 5'7"):
tile flooring, bath, WC, wash hand basin

Bedroom 3 3.02m x 2.98m (9'11" x 9'9") at widest point:
solid wood flooring

Guest W.C. 3.02m x 1.18m (9'11" x 3'10"):
laminate wood flooring

Master Bedroom 4 3.02m x 3.01m (9'11" x 9'11"):
laminate wood flooring





Special Features & Services

- Beautiful sea views
- Only a few minutes to a beach.
- Blackwater village approx. a four minute drive.
- Curracloe approx.. 5kms away.

BER D2



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: [SHOWCASE MEDIA.IE](http://SHOWCASEMEDIA.IE)





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