

FOR SALE

AMV: €345,000

File No.E551. BF



2 Ballyvoodock, Blackwater, Co. Wexford

- A charming coastal retreat in this much sought-after coastal location. The fabulous sandy beaches of Ballyvalden, Ballinamona and Tinaberna are all within approximately a 10-minute drive, while an even wider choice, including Ballinesker and Morriscastle can be reached in less than 15 minutes. Excellent everyday amenities are also conveniently close by, with the nearby villages of Kilmuckridge and Blackwater, both less than 10 minutes' drive away.
- This manageable three bedroomed detached bungalow has been well maintained over the years and is presented to the market in excellent condition throughout. Offering comfortable and well-proportioned accommodation, the property briefly comprises an entrance hallway, sitting room, kitchen, three double bedrooms, one of which is ensuite, together with a family bathroom.
- Early viewing of this charming coastal property comes highly recommended. This is a home where it really is all about the coast – the superb proximity to the spectacular Wexford coastline, the abundance of beautiful sandy beaches and the wonderful lifestyle opportunities they offer. Contact Wexford Auctioneers Kehoe & Associates on 053-9144393.

A Charming Coastal Retreat in the Sunny Southeast.

A charming coastal retreat in this much sought-after coastal location, where life is really all about the coast. From the moment you leave the property and turn left, almost every right-hand turn leads to one fabulous sandy beach after another. Turn right from the property, and almost every left-hand turn will do exactly the same.

The fabulous sandy beaches of Ballyvalden, Ballinamona and Tinaberna are all within approximately a 10-minute drive, while an even wider choice, including Ballinesker and Morriscastle can be reached in less than 15 minutes. Whether you are looking for a quiet morning stroll, a family day at the beach, a spot of swimming or simply somewhere to enjoy the beauty of the Wexford Coastline, the options are almost endless.

Everyday amenities are also conveniently close by, with the nearby villages of Kilmuckridge and Blackwater, both less than 10 minutes' drive away, offering an excellent range of facilities including supermarket, shops, pubs, restaurants, cafes, a hotel, pharmacy, hair-salon and barber shop.

For those who enjoy an active outdoor lifestyle, there is plenty to explore nearby. Blackwater Golf Course is approximately 4 minutes away, Blackwater Open Farm is around 10 minutes' drive, while the renowned Raven Forest and Nature Reserve is accessible within approximately 18 minutes, offering wonderful opportunities for walking, hiking and enjoying the great outdoors.

This manageable three bedroomed detached bungalow has been well maintained over the years and is presented to the market in excellent condition throughout. Offering comfortable and well-proportioned accommodation, the property briefly comprises an entrance hallway, sitting room with double doors opening into a spacious kitchen, which in turn flows through sliding doors to the sunny patio area. There are three double bedrooms, one of which is ensuite, together with a family bathroom.

With a compact floor area, this is a home that offers a particularly appealing balance – plenty of space for everyone, without an excess of property to maintain. For many purchasers, it may prove to be just the right size. The property also offers considerable potential for those wishing to extend or modernise in the future, subject to the necessary planning permission, making this an exciting opportunity to create a home tailored to individual requirements.

There is also a little piece of history within the property, with the charming cast-iron fireplace in the sitting room having been salvaged from Collins Barracks, adding a unique and interesting feature to the home.

Outside, the property enjoys wonderful countryside views to the side and rear. The generous site extends to approximately 0.51 acres and has been kept natural and simple, being predominantly laid out in lawn with hardcore driveway and forecourt. A detached garage provides valuable additional storage space, ideal for keeping the lawnmower, bikes, beach equipment, garden furniture and all the essentials that come with enjoying life by the coast.

An extensive concrete patio area enjoys a fabulous sunny aspect and wonderful countryside views, creating the perfect setting for outdoor dining, an evening barbeque or simply relaxing in the sunshine.





ACCOMMODATION

Entrance Hallway	2.47m x 1.36m	With timber floor.
Sitting Room	4.15m x 3.63m	With feature cast iron open fireplace and timber floor. Open Plan to:
Kitchen / Dining Room	4.12m x 3.19m	With built-in floor and eye level units, Smeg gas and electric cooker, fridge freezer, dishwasher, washing machine, part tiled walls, timber floor and sliding patio doors to rear garden.
Bedroom 1	3.18m x 2.59m	With timber floor and shower room ensuite.
Ensuite	2.79m x 0.77m	Tiled shower stall with electric shower, vanity w.h.b., w.c. and timber floor.
Bedroom 2	2.70m x 2.92m	With timber floor.
Bedroom 3	3.06m x 2.46m	Hotpress with dual immersion, built-in wardrobes and timber floor.
Bathroom	1.62m x 1.91m	Bath with electric shower over, w.h.b., w.c., part tiled walls and timber floor.

Total Floor Area: c. 71.88 sq. m. (c. 773 sq. ft.)





Features

- Superb coastal location
- Presented in excellent condition
- Ample accommodation
- Close to amenities

Outside

- 0.21 hectare/0.51 acre site
- Wonderful countryside views
- Extensive sunny patio area
- Detached garage

Services

- Mains electricity
- Mains water
- Septic tank drainage
- OFCH

NOTE: The sale is inclusive of all curtains, blinds, light fittings, gas/electric Smeg cooker, fridge freezer, dishwasher, washing machine, most furniture and the ride on lawnmower. The bookcase in the sitting room, the table and chairs in the kitchen and the double bed in bedroom 2 are expressly excluded from the sale

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

DIRECTIONS: Eircode Y21F895



Building Energy Rating (BER): E BER No. 119630119

Energy Performance Indicator: 316.25 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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. PRA No. 002141