

FOR SALE

AMV: €315,000

File No. d993.BF



Knockerra, Inch, Blackwater, Co. Wexford

- Detached 3 bedroomed bungalow with superb views over the surrounding countryside and out to sea. Conveniently situated within easy walking distance of the picturesque coastal village of Blackwater and only 5 minutes from the fabulous Ballyconnigar Beach and Stunning Wexford Coastline.
- This detached bungalow was constructed in 1994 it is set on its own private site with superb sea views. Presented to the market in good condition throughout it is offered for sale fully furnished and ready for immediate occupation. The site extends to 0.14
- hectares/0.34 acres and is simply landscaped mainly in lawn for ease of maintenance.
- Knockerra is an ideal property for anyone looking for a well-located coastal retreat or family home with stunning views and scope to re-design, modernize and extend (SPP) to one's own requirements.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

Knockerra, Inch, Blackwater, Co. Wexford

Description: Detached 3 bedroomed bungalow with superb views over the surrounding countryside and out to sea. Conveniently situated within easy walking distance of the picturesque village of Blackwater and only 5 minutes from the fabulous Ballyconnigar Beach and stunning Wexford Coastline.

The neighboring village of Kilmuckridge is only 12 minutes away and offers a host of excellent day to day amenities. Wexford Town is less than 20 minutes away and offers a wonderful array of boutiques, shops, supermarkets, cafes, restaurants, pubs and clubs. The newly opened Ravenport Resort, The Raven Nature Reserve, fabulous Curracloe beach and Surf Shack are approximately 10 minutes away.

This detached bungalow was constructed in 1994 it is set on its own private site with superb sea views. The site extends to 0.14 hectares/0.34 acres and offers ample scope to re-design, modernize or extend (SPP). The property has been well maintained over the years and is presented to the market in good condition throughout. It is offered for sale fully furnished and ready for immediate occupation. The accommodation briefly comprises entrance hallway, 3 double bedrooms, family bathroom, utility room, kitchen and sitting room both with dual aspect windows and stunning sea views.

Gravel drive and forecourt with ample parking, surrounded by mature gardens simply laid out mainly in lawn for ease of maintenance.



ACCOMMODATION

Entrance Hallway	6.88m x 1.36m	With laminate floor and cloaks closet.
Kitchen	5.13m x 3.58m	With built-in floor and eye level units, electric cooker, extractor, fridge, microwave, marble open fireplace, laminate floor and dual aspect windows with fabulous sea views.
Sitting Room	3.58m x 4.14m	With cast iron open fireplace and dual aspect windows with fabulous sea views.
Utility Room	2.38m x 2.00m	With built-in storage presses, worktop, washing machine, laminate floor and door to outside.
Inner Hallway	4.89m x 0.95m	Hotpress with dual immersion.
Bathroom	2.97m x 2.58m	Tiled shower stall with electric shower, bath, w.c., w.h.b., part tiled walls and tiled floor.
Bedroom 1	3.49m x 2.95m	With built-in wardrobes.
Bedroom 2	3.50m x 2.95m	With built-in wardrobes.
Bedroom 3	2.58m x 2.97m	With built-in wardrobes.

Total Floor Area: c. 98 sq.m. (c. 1,054 sq.ft.)



Features

- 5 minutes' Ballyconnigar Beach
- Stunning sea views
- Superb coastal location
- Walking distance of village amenities

Outside

- Gravel drive and forecourt
- Ample parking
- Mature lawns
- Stunning sea views

Services

- Mains electricity
- Mains water
- Mains drainage
- Dual OFCH + BBCH

NOTE: All carpets, curtains, blinds, light fittings, electric cooker, extractor, fridge, microwave, washing machine and furniture are included in the sale.

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

DIRECTIONS: Eircode Y21D659







Building Energy Rating (BER): D1 BER No. 116570029

Energy Performance Indicator: 252.92 kWh/m²/yr

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

Selling Agent: Bernie Farrell

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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