

For Sale

Asking Price: €225,000

**Sherry
FitzGerald**
O'Leary Kinsella



Knockbaun, Blackwater, Co.
Wexford, Y21 A024

sherryfitz.ie



Nestled in the heart of the picturesque Wexford countryside, this charming two-bedroom detached bungalow offers a wonderful opportunity to acquire a home in a truly idyllic setting.

Standing on a generous site with a range of useful outbuildings, the property enjoys breathtaking panoramic views over the surrounding countryside and is ideally positioned just 1km from the award-winning village of Blackwater.

While the property would benefit from modernisation and upgrading throughout, it offers enormous potential for those seeking a peaceful rural retreat, a renovation project, or a permanent home in one of Wexford's most sought-after coastal locations.

The accommodation extends to two bedrooms together with living and kitchen areas, while outside the grounds provide ample space for gardening, hobby farming, or further enhancement, subject to the necessary permissions. The detached sheds and outbuildings add further versatility and storage options.

The location is second to none, combining the tranquility of country living with easy access to local amenities. Blackwater village is renowned for its strong community spirit, excellent amenities, and its multiple Tidy Towns awards.



The stunning Wexford coastline, with its beautiful beaches and scenic walks, is just 4km away, making this an ideal base for those who enjoy outdoor pursuits and coastal living.

This is a rare opportunity to secure a property with exceptional potential in a highly desirable location, offering the perfect blend of countryside charm, village convenience, and coastal accessibility.

Accommodation

Entrance porch 1.75m x 1.14m (5'9" x 3'9"):

Kitchen 2.45m x 1.47m (8' x 4'10"):

Lounge 2.28m x 3.66m (7'6" x 12'):

Sitting room 4.58m x 3.64m (15' x 11'11"):

Master Bedroom 3.70m x 2.72m (12'2" x 8'11"):

Bedroom 1 2.39m x 2.74m (7'10" x 9'):

Bathroom 1.85m x 1.60m (6'1" x 5'3"):



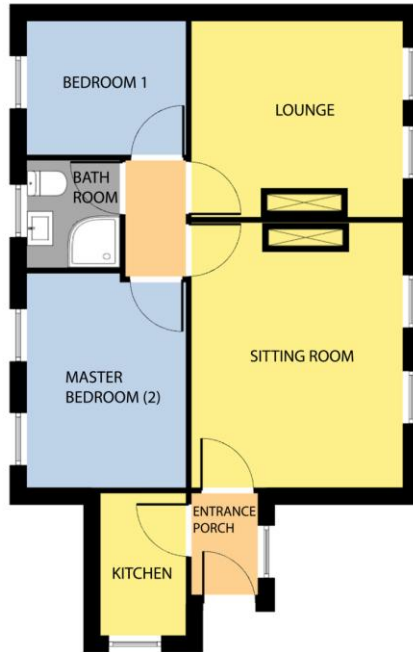


Special Features & Services

- In need of modernisation throughout
- countryside views
- Range of useful outbuildings and sheds
- Generous site with excellent potential
- Approx. 4km from the coast and local beaches
- Award-winning Tidy Towns location
- Peaceful rural setting with easy access to amenities
- Ideal renovation project or countryside retreat



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.

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Directions
Y21 A024





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

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