

FOR SALE

AMV: €350,000

File No. b263.CM



Inch, Blackwater Co. Wexford

- **Stunning home set on 0.52 hectares / 1.28 acres – extending to 154 sq.m. / 1,657 sq.ft.**
- **Wonderful sea views, close to beach and convenient to Blackwater village.**
- **Architect designed with spacious living accommodation and 2 en-suite bedrooms.**
- **Presented in excellent order and gardens are well maintained.**
- **Accommodation briefly comprises; open plan living area, kitchen/dining room, 2 bedrooms (both with en-suite & walk-in wardrobes), utility room, rear hallway and guest w.c.**
- **Viewing is strictly by prior appointment with the sole selling agents only, Kehoe & Assoc. at 053 9144393.**



**Kehoe
& ASSOC.**

Inch, Blackwater, Co. Wexford

With stunning sea views, this property is situated just 1.5km from Blackwater village and close to Ballinaclesh Beach. This fine detached residence extends to c. 154 sq.m. / 1,657 sq.ft. Set on a most spacious site of c. 0.52 hectares / 1.28 acres. The site is elevated and there are wonderful sea view. The property is architect designed with large open-plan living space and a generous sized kitchen/dining room. There are 2 bedrooms, both of which have en-suites and walk-in wardrobes. A utility room and guest w.c. complete the accommodation picture. Outside the gardens are well maintained with extensive lawns, patio areas and mature trees. There are multiple options for al-fresco dining. The location is exceptional, close to the very picturesque village of Blackwater with a host of amenities on offer. It is also close to one of the finest stretches of sandy beaches in this country from Ballyconnigar to Curracloe & the Raven Point

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393, or email sales@kehoeproperty.com.

If you are searching for houses for sale in County Wexford, this is an opportunity not to be missed.



Accommodation

Open Plan Living Room	9.90m x 4.57m	Solid fuel burning stove and raised hearth. Solid timber floor, French doors to front and also to rear. Sea views from front.
Kitchen/Dining Room	7.72m x 4.00m (ave)	Fitted kitchen, extensive wall and floor units, 4-ring gas hob, dishwasher, integrated oven, fridge-freezer and fridge. Solid timber floor, tiled splashback, large Velux window in kitchen area. Picture window to front overlooking lawn and coastline in the distance.
Rear Hallway	2.06m x 1.86m	Walk-in scullery with oil fired burner.
Utility Room	2.65m (max) x 2.38m	L-shaped, with washing machine and fitted shelving. Walk-in hotpress adjacent. Door to outside.
Guest W.C.	1.85m x 1.48m	
Bedroom 1	4.57m x 3.76m	Seaviews.
Walk-in wardrobe		
En-suite	2.69m x 2.19m (max)	With w.c, built-in vanity unit. Bath with shower above
Bedroom 2	4.56m x 4.15m	
En-suite	2.55m x 1.95m	With w.c., built-in vanity unit. Bath with shower above.
Walk-in Wardrobe		

Total Floor Area: c. 154 sq.m. (c. 1,657 sq.ft.)





Features

- c. 0.52 hectares / 1.28 acres
- Wonderful sea views
- Close to beach
- Beautifully maintained gardens.
- Architect designed home.

Services

- Mains water
- Septic tank
- ESB
- OFCH
- Gas tanks for gas hob
- 120/240 Voltage Adapter

Outside

- Entrance piers, wall and gates
- Extensive gardens
- Wonderful sea views
- Two patio areas
- Manicured lawns
- Mature trees
- Timber shed

Directions: From Blackwater Village take the Curracloe road for approximately 1.3km and the property for sale is on the right hand side (For Sale Board) – **Eircode: Y21 HE61**

Exceptionally well-maintained gardens







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.

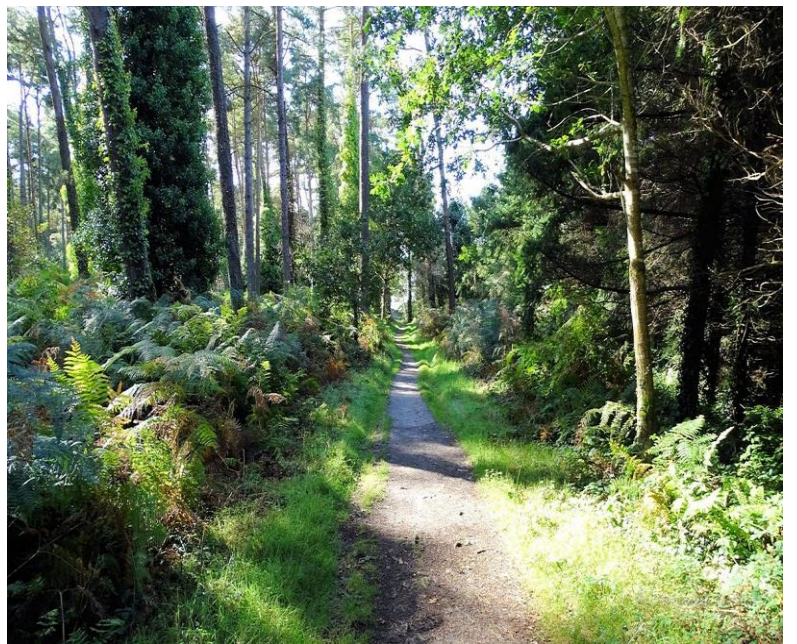
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Curracloe Beach



The Raven





Building Energy Rating (BER): D2 BER No.: 116416850
Energy Performance Indicator: 263.75 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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PRSA Registration No.: 00214



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