

For Sale

Asking Price: €450,000

**Sherry
FitzGerald**
O'Leary Kinsella



St Martha's, Inch,
Blackwater, Co Wexford,
Y21 C430

BER C2

sherryfitz.ie



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Nestled in the charming village of Blackwater, this stunning detached dormer house offers a perfect blend of modern comfort and traditional charm.

Location! Location! Location! This dwelling is located approximately five minutes' drive to miles and miles of beautiful Wexford coastline with some stunning beaches. Boasting a generous 164 square meters of living space, this property features 4 bedrooms, a modern kitchen and 2 reception rooms, providing ample space for a growing family or those who love to entertain. The well-maintained interior exudes a sense of warmth and welcome, with tasteful decor and high-quality finishes throughout.

Outside, the home truly shines. The stunning outdoor space includes beautifully landscaped gardens with built in BBQ area, ideal for relaxing, dining, or simply enjoying the peaceful surroundings of the Wexford countryside.

A noted picturesque seaside village, Blackwater is just a stone's throw, has won numerous tidy town awards over the years, most recently 2024. Amenities include three licensed premises, primary school, convenience stores, sporting facilities and a Church.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing.



Accommodation

Entrance Hall 5.00m x 1.50m (16'5" x 4'11"):

At widest point

Sitting Room 3.70m x 3.70m (12'2" x 12'2"):

laminated wood flooring, feature open fireplace, inbuilt storage and shelving

Kitchen/Dining Room 6.40m x 4.20m (21' x 13'9"):

at widest point,
tile flooring and backsplash, fitted kitchen units, electric oven,
electric hob, dishwasher, double doors to side garden

Utility Room 1.80m x 2.30m (5'11" x 7'7"):

tile flooring, fitted storage units

Living Room 3.90m x 3.10m (12'10" x 10'2"):

laminated wood flooring, inbuilt shelving and storage, double doors to rear patio

Laundry 1.20m x 1.80m (3'11" x 5'11"):

tile flooring, plumbed for washing machine and dryer, fitted storage units

Bathroom 2.60m x 2.60m (8'6" x 8'6"):

tile flooring and walls, bath, shower, WC, wash hand basin

Bedroom 1 3.70m x 3.10m (12'2" x 10'2"):

laminated wood flooring

First Floor

Landing 3.90m x 4.20m (12'10" x 13'9"):

at widest point,
carpet flooring, in-built storage units

Master Bedroom 5.40m x 4.70m (17'9" x 15'5"):

at widest point,
carpet flooring.

En-Suite 1.80m x 1.60m (5'11" x 5'3"):

tile flooring and shower, shower, WC, wash hand basin

Bedroom 2 5.40m x 3.80m (17'9" x 12'6"):

at widest point

En-Suite 1.80m x 1.70m (5'11" x 5'7"):

tile flooring and shower, shower, WC, wash hand basin

Bedroom 3 3.00m x 4.20m (9'10" x 13'9"):

at widest point,
carpet flooring



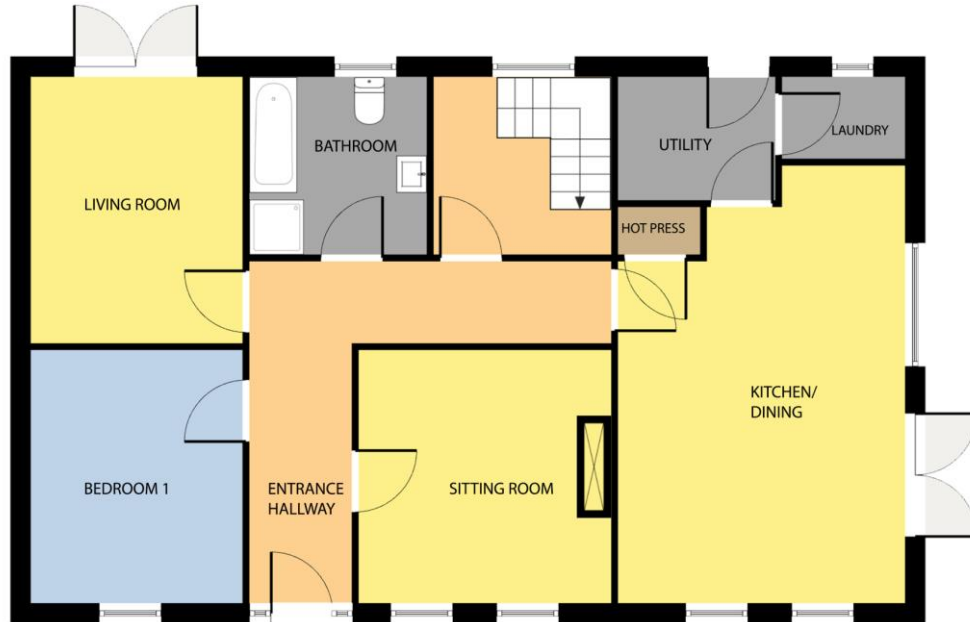


Special Features & Services

- Excellent location to Blackwater village, approx. a five minute walk.
- Just over five minutes to some of Wexford finest beaches.
- Downstairs bedroom,
- Two en-suite bedrooms
- Services
- Mains water, mains sewerage, fibre broadband available in the area.



GROUND FLOOR



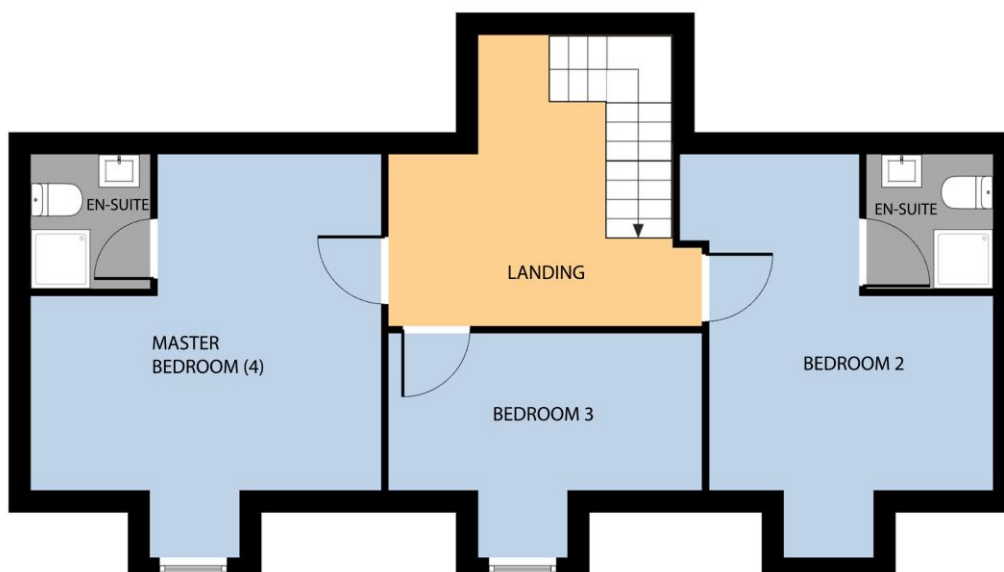
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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 C430

FIRST FLOOR



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