

For Sale

Asking Price: €340,000

**Sherry
FitzGerald**
O'Leary Kinsella



8 The Millrace, Blackwater,
Enniscorthy, Co. Wexford,
Y21 NX89

BER C3

sherryfitz.ie



8 Millrace is something special, a charming detached three bedroomed family home, in a wonderful setting in Blackwater village with a private gardens overlooking An Abhainn Dubh River.

Extending to 94.1sqm (approx.), this very fine home is in walk in condition for the lucky new owner with a well presented interior, with three well-appointed bedrooms perfect for a growing family or those seeking a tranquil abode.

This generous family home provides bright and spacious accommodation and meets the needs for any growing family with light filled reception rooms and generous bedroom proportions. The kitchen is modern and well-equipped, with ample storage and workspace for culinary enthusiasts while this leads into an open plan living space with fitted stove. There are three double sized bedrooms with the master enjoying its own ensuite and a family bathroom, providing a comfortable sanctuary for rest and relaxation.

The rear garden is bordered by mature hedging and trees and a tarmaced area to the front of the property provides plenty of off street parking. The property is further enhanced by its prime location. Blackwater Village is only a short two minute walk along a nature walk and for access to Enniscorthy and Wexford, a wide variety of recreational facilities and clubs and exceptional beaches, there is no better.



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.

The seaside is just a five-minute drive when you can avail of miles and miles of sandy beaches.

This property is a rare find, offering a perfect blend of rural charm and modern convenience. Don't miss the chance to make this idyllic bungalow your new home. Contact us today to arrange a viewing and experience the peaceful serenity this property has to offer.

Interested in this property? Sign up for mySherryFitz to arrange your viewing, see current offers or make your own offer. Register now at SherryFitz.ie.

Accommodation

Ground Floor

Entrance Hall 1.80m x 3.60m (5'11" x 11'10"):
Solid wood flooring

Kitchen/Dining Room 2.88m x 5.46m (9'5" x 17'11") at widest point:
Tile flooring and backsplash, fitted kitchen units, electric oven and hob, recessed lighting, door to rear garden.

Sitting Room 3.65m x 5.46m (12' x 17'11") at widest point:
Solid wood flooring, feature open fireplace with brick surround, double doors to raised deck, recessed lighting

Master Bedroom 4.53m x 3.53m (14'10" x 11'7"):
Solid wood flooring, recessed lighting.

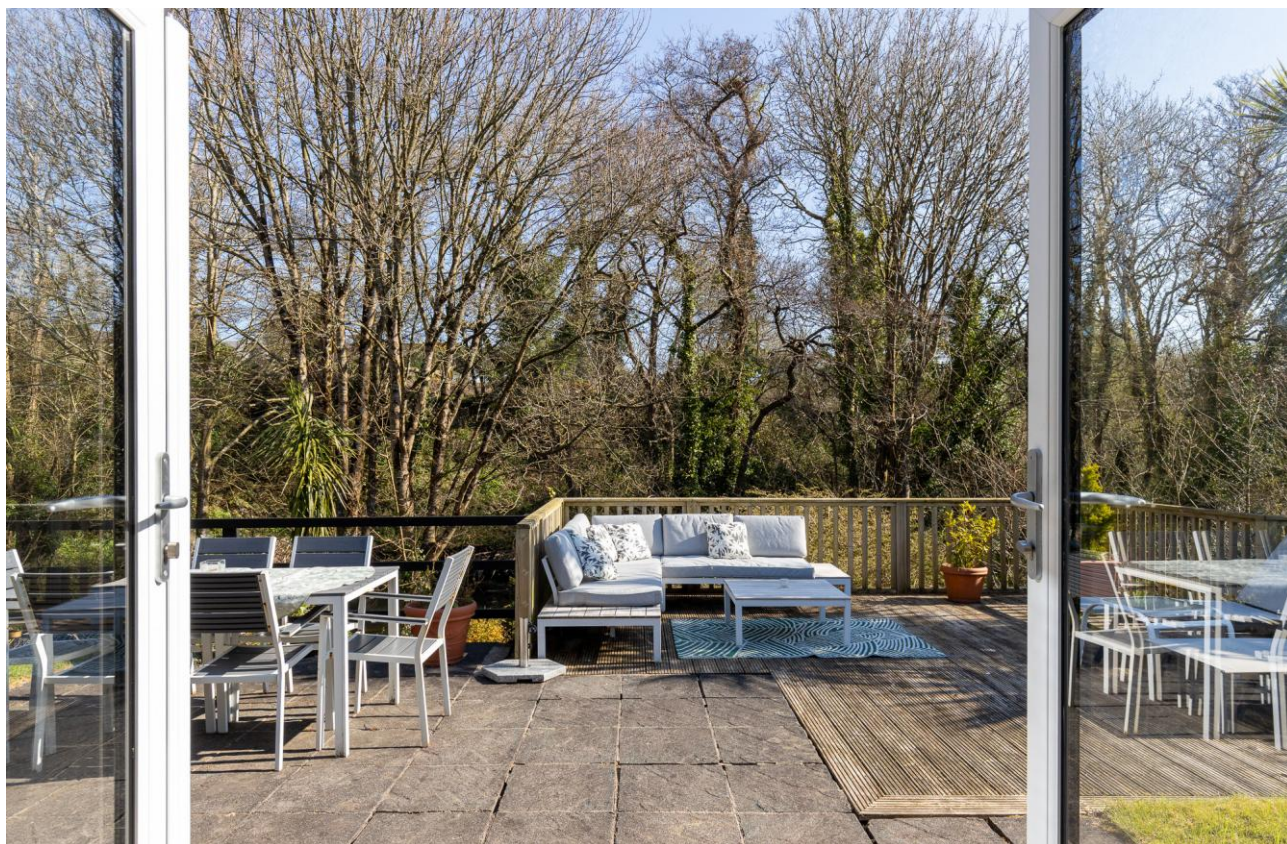
En-Suite

Bedroom 2 2.63m x 4.07m (8'8" x 13'4") at widest point:
Solid wood flooring, recessed lighting.

Bedroom 3 3.53m x 5.70m (11'7" x 18'8") at widest point:
Solid wood flooring recessed lighting.

Bathroom 1.87m x 2.48m (6'2" x 8'2"):
Tile flooring and walls, bath, WC, wash hand basin.





Special Features & Services

- Excellent location to Blackwater village.
- Landscaped garden overlooking river.
- En-suite master bedroom.
- All mains services.
- Very private estate.

BER C3



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

From Enniscorthy take the R744 and after 4km take the right signposted Blackwater. Proceed for approx. 13kms through the Ballagh to a T junction. Turn right and then a quick left and follow the road towards Blackwater village. Turn right in the village (Curracloe road) and proceed up hill and turn left at top of hill. Proceed down this road and take the first left turn. Keep left at the next Y and the property is located on the right hand side.





NEGOTIATOR

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