

Ref: 7602

NO. 9 WILLOWBANK, BLACKWATER, CO. WEXFORD Y21 T851



**QUINN PROPERTY**  
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# Most Appealing Three Bedroom Bungalow In A Popular Coastal Location For Sale By Private Treaty



## LOCATION & DESCRIPTION:

**QUINN** PROPERTY are very pleased to present this delightful bungalow to the market. All about location, it enjoys a superb setting in the heart of Blackwater, 'Tidy Towns' award winner in 2021 and 2023.

Blackwater is a charming village by the coast and offers a good range of amenities including primary school, shops, pubs, golf course, GAA pitch and church. It is just minutes from a choice of beautiful beaches at Ballyconnigar, Ballinesker & Curracloe with excellent bathing, walking and fishing facilities and close to the luxury Ravenport Resort, with hotel, golf course and holiday lodges. Kilmuckridge is 8km away and offers a broader choice of amenities, including primary and secondary schools, shops, restaurants, pubs and hotel. The 'Blue Flag' beach at Morriscastle is 4km from Kilmuckridge. Gorey is 30 minutes' drive with an extensive range of amenities and excellent commuter services. Wexford Town is 16km, while Dublin is less than an hour and a half by car.



The residence is part of a small and exclusive development and commands a large corner site with ample parking space. It benefits from a low maintenance pebble and dash outer finish with the drive also finished in pebbled stone. The front of the house has attractive flower beds, trees and shrubs with dual side access leading to a large back garden that is beautifully maintained with lawn area, rockeries and patio, the perfect entertainment/barbeque setting for those balmy summer days and evenings. Here you will also find two large garden sheds affording ample storage facilities. The site also benefits from a mature tree backdrop to the rear offering complete privacy.

This well maintained home provides bright living accommodation and would be suitable as a primary residence, holiday let or investment property. It is presented in excellent condition throughout with accommodation briefly comprising of sitting room, kitchen/dining room, three bedrooms, one ensuite and main bathroom.



Entrance Hallway:	2.2m x 1.5m	Laminate flooring
Sitting Room:	4.3m x 3.7m	Laminate flooring, feature fireplace with open fire and back boiler
Hallway:	3.5m x 1.0m and 1.7m x 1.0m	Laminate flooring
Kitchen/Dining Room:	4.4m x 3.3m	Tiled flooring, fitted kitchen with units, electric cooker, extractor fan, tiled splashback, sliding doors to rear garden, hot press
Bedroom 1:	3.3m x 2.7m	Laminate flooring, fitted wardrobes
En-Suite:	3.0m x 1.0m	Tiled flooring, WC, WHB, electric shower
Bathroom:	2.3m x 1.7m	Tiled flooring, WC, WHB, bath
Bedroom 2:	3.3m x 2.9m	Laminate flooring
Bedroom 3:	3.1m x 2.8m	Laminate flooring, fitted wardrobe





### SERVICES AND FEATURES:

Mains Services  
OFCH (dual system)  
Off-street parking  
Ample guest parking  
Alarm  
Large Corner Site  
Garden Sheds x 2  
Superb Coastal Location



### BER DETAILS:

BER: PENDING  
BER No.  
Energy Performance Indicator: kWh/m<sup>2</sup>/yr



This property Offers The Perfect Blend Of Coastal Tranquility  
And Village Charm.  
Early Viewing Is Highly Recommended



A.M.V. €300,000





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