

# For Sale

Asking Price: €400,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



The Hawthorns,  
Ballinadrisogue,  
Blackwater,  
Co. Wexford, Y21 XP20

BER C2

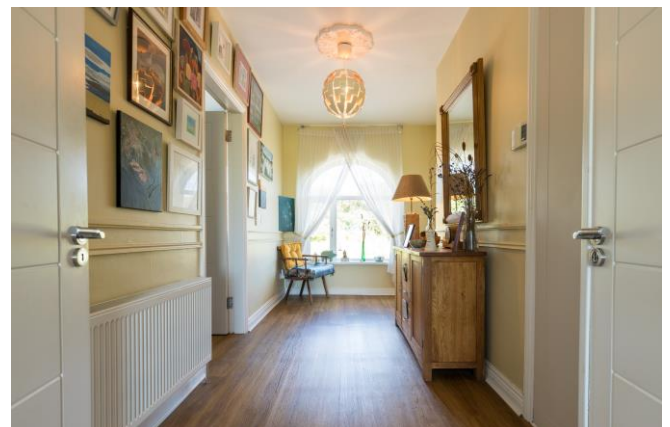
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The Hawthorns lies adjacent to the stunning coastal setting of Ballinamona beach with amazing views. This detached three-bedroom dwelling comes to the market with bright and spacious accommodation and meets the needs for any growing family with light filled reception rooms and generous bedroom proportions. The accommodation briefly comprises of a large sitting room with feature solid fuel stove, an open plan kitchen/dining/living room, a utility, sunroom, a family bathroom and three bedrooms including the master bedroom with ensuite. On the first floor is a large attic area suitable for storage.

To the side and the front is an expanse of lawn with large perimeter hedging and trees providing a sense of privacy, seclusion and safety.

The beauty of the location is not to be underestimated with the stunning coastal views and setting on your doorstep. The villages of Kilmuckridge and Blackwater are in close proximity and provides all the necessary requirements while Gorey, Enniscorthy and Wexford are only a short drive away. The property also benefits from close proximity to the N11 and is sure to appeal to the buyer looking for an outstanding site and holiday getaway.



## Accommodation

**Entrance Hallway** 4.58m x 2.31m (15' x 7'7"): at widest point, laminate wood flooring built-in coat press/storage area.

**Sitting Room** 4.87m x 4.53m (16' x 14'10"): laminate wood flooring and feature fireplace with solid fuel stove.

**Kitchen/Dining/Living room** 4.52m x 8.36m (14'10" x 27'5"): laminate wood flooring, fitted kitchen units, electric double oven, electric hob, integrated microwave, American style fridge freezer, integrated dishwasher and reconditioned Wellstood solid fuel cooker with back boiler.

**Sunroom** 4.36m x 4.48m (14'4" x 14'8"): laminate wood flooring, vaulted timberclad ceiling and double doors to rear garden.

**Bathroom** 2.11m x 1.33m (6'11" x 4'4"): tiled flooring and walls, central monsoon pump shower, WC and wash hand basin.

**Bedroom 1** 2.74m x 4.15m (9' x 13'7"): at widest point, carpet flooring and built-in wardrobes.

**Bedroom 2** 2.72m x 3.60m (8'11" x 11'10"): carpet flooring.

**Utility Room** 3.71m x 3.00m (12'2" x 9'10"): plumbed for washing machine and dryer.

**Master Bedroom 3** 2.80m x 4.07m (9'2" x 13'4"): carpet flooring, built-in bed with storage units and built-in wardrobe.

**Ensuite** 3.00m x 1.81m (9'10" x 5'11"): tiled flooring and walls, central monsoon pump shower, bath, WC and wash hand basin.





### Special Features & Services

- Detached three-bedroom dwelling approx. 1687 sq ft
- Beautiful garden with amazing views.
- Stunning Coastal setting.
- Superb location, close to Ballinamona beach.
- Solar water panels.
- Alarmed adman steel shed.





Directions  
Y21XP20





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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#### OFFICE OPENING HOURS

Our office opening hours are:  
9am – 1pm & 2pm – 5.30pm  
Monday to Friday.  
Viewings conducted 6 days  
(including Saturdays).

#### VIEWING

Viewing by appointment.

[sherryfitz.ie](http://sherryfitz.ie)

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