

FOR SALE

AMV: €285,000

File No. d539.BF



Ballyroe, Annesley, Blackwater, Co. Wexford

- Spacious 3 bedroomed detached family home positioned on an elevated site with lovely countryside views. Located on a quiet country road between the villages of Screen and Blackwater. Ballyconnigar Beach and the fabulous Wexford Coastline with endless kilometers and sandy beach and dunes to ramble and enjoy is less than 6 km away.
- The property was constructed in 2004 and offers excellent family accommodation, it is presented in good condition throughout with generously proportioned reception rooms and three large double bedrooms.
- This property would make a lovely family home close to village amenities. It would also have much to offer as a holiday home or weekend retreat within easy reach of the stunning Wexford coastline and fabulous sandy beaches.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

Ballyroe, Annesley, Blackwater, Co. Wexford

Description: Spacious 3 bedroomed detached family home positioned on an elevated site with lovely countryside views. Located on a quiet country road between the villages of Screen and Blackwater. Ballyconnigar Beach and the fabulous Wexford Coastline with endless kilometers and sandy beach and dunes to ramble and enjoy is less than 6 km away.

Blackwater Village is only 3km away and offers excellent amenities including shops, post office, pub, hotel and church. Kilmuckridge is located c. 11 km to the north and again offers an excellent choice of amenities including restaurants, supermarket, pharmacy, medical centre, post office, shops, pubs and hotel. There is an excellent primary school in Blackwater and both primary and secondary schools in Kilmuckridge.

The property was constructed in 2004 and offers excellent family accommodation briefly comprising entrance hallway, sitting room, kitchen/dining room, sunroom, utility room, double bedroom and Jack and Jill style shower room at ground floor level. Spacious landing area, two well proportioned double bedrooms (one ensuite) and family bathroom at first floor level. Presented in good condition throughout with a combination of timber and tiled flooring and 2.67m high ceilings downstairs. The site extends to c. 0.71 acres with hardcore drive, forecourt and lawns to the front and rear. Adman steel storage shed.

A couple of minutes' drive will take you to the Raven Forest with endless walks and trails to explore. This property would make a lovely family home close to the beach and village amenities. It would also have much to offer as a holiday home or weekend retreat within easy reach of the stunning Wexford coastline and fabulous sandy beach.

Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	5.58m x 2.58m	With coving, centre piece and timber floor.
Sitting Room	4.86m x 4.06m	Feature open fireplace, timber floor, coving, centre piece and double doors to kitchen/dining room.
Kitchen/Dining Room	7.56m x 3.58m	Excellent range of built-in floor and eye level units, electric cooker, extractor, plumbing for dishwasher, tiled floor, open plan to:
Sun Room	3.00m x 2.99m	Tiled floor.
Utility Room	3.23m x 3.00m	Built-in storage presses, plumbing for washing machine, tiled floor and door to outside.
Hotpress		With dual immersion
Inner Hallway	1.77m x 1.04m	
Bedroom 3	4.08m x 3.71m	With door to Jack & Jill shower room.
Shower Room	2.34m x 1.60m	Fully tiled, shower stall with power shower, w.c. and w.h.b.
First Floor		
Bedroom1	6.41m x 3.95m	With dual aspect windows and shower room en-suite.
En-suite	2.99m x 1.54m	Fully tiled, shower stall with electric shower, w.c. and w.h.b.
Bedroom 2	4.06m x 3.69m	
Family Bathroom	2.82m x 2.60m	Fully tiled, bath with shower mixer taps, w.c. and w.h.b.

Total Floor Area: c. 174 sq.m. (c. 1,883 sq.ft.)







Features

- Spacious family home
- Well laid out accommodation
- Close to village amenities
- Within easy reach of sandy beaches and the fabulous Wexford Coastline

Outside

- c. 0.29 hectare/0.71 acre site
- Concreted drive/forecourt and rear yard
- Elevated decking
- Garden shed and Adman steel shed

Services

- Mains electricity
- Mains water
- Septic tank drainage
- OFCH

VIEWING: Strictly by prior appointment with the sole selling agents only.

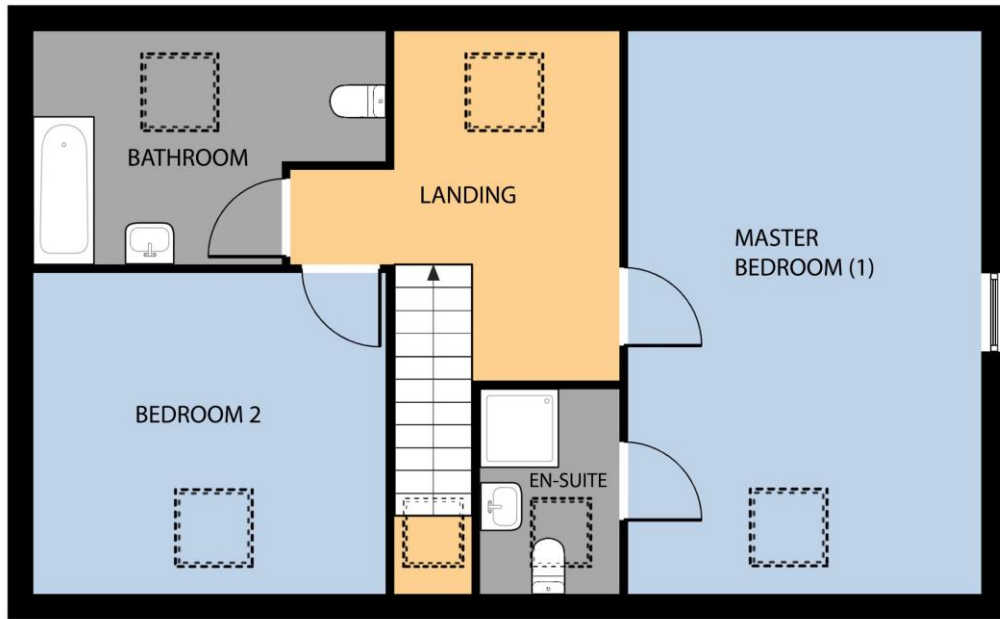
DIRECTIONS: From Wexford Quays proceed over the bridge onto the R741, proceed through Castlebridge Village and continue for 4.2km and turn right signposted for Screen and Curracloe. Continue down this road and turn right at the 'T' Junction, take the next Left. Proceed passing C&C Builders Providers on the left-hand side and the property is c. 3.2 km up this road on the left-hand side. For Sale Sign. **Eircode Y21HR83.**



GROUND FLOOR



FIRST 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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Building Energy Rating (BER): C3 BER No. 109547950
Energy Performance Indicator: 219.49 kWh/m²/yr

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