

FOR SALE

AMV: €160,000

File No. c234.CWM



‘Seafin Cottage’, Ballina Upper, Blackwater, Co. Wexford

- ‘Seafin Cottage’ is a property overlooking the famous Curracloe & Ballinesker Beaches.
- Walking distance to Ballinaclash Bay Beach, a 1.7km walk.
- Detached prefabricated bungalow built in the late 1960’s.
- 3 bedrooms extending to c. 68 sq.m. / 732 sq.ft.
- Close to all amenities at only 3.4km from Blackwater Village, 4.8km from Curracloe and a 15 minute drive into Wexford Town.
- Accommodation briefly comprises of storm porch, entrance hallway, living/dining area, kitchen, 3 bedrooms and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

‘Seafin Cottage’, Ballina Upper, Blackwater, Co. Wexford

‘Seafin Cottage’ presents a unique opportunity to acquire a property with Curracloe & Ballinesker Beach views. The site extends to c. 0.61 of an acre and is privately tucked away on a shared cul-de-sac, only 100m from the R742, the main route from Curracloe Village to Blackwater Village along the coast. Neighbourhood by one other Rowan property and farmland. The location is quiet and peaceful where one can lose the day watching the ever-changing landscapes. Minutes away are the superb uninterrupted beach walks extending from Ballinaclash Bay Beach north to Ballyconnigar and south to Curracloe & The Raven Forest.

This property will especially favour anyone seeking a holiday retreat destination or indeed a project to develop a family home, where there is a choice of sublime sandy beaches and walks await.

Built in the 1960’s, the property is prefabricated concrete slabs with single glazed windows and a tile pitch roof over the original felt. It is presented in good condition and internally the property extends to c. 68 sq.m. / 732 sq.ft.

The accommodation comprises of a storm porch, entrance hallway, living/dining area, kitchen, 3 bedrooms and family bathroom. The property is in need of central heating repairs and some electrical repairs.

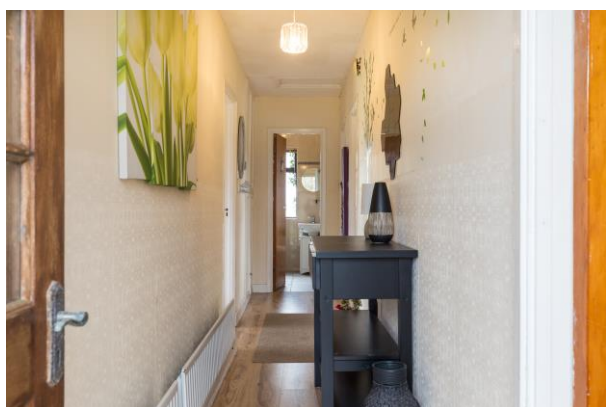
A must view and a superb location with so much to offer. For further details and appointment to view contact Wexford Auctioneers Kehoe & Assoc. 053 9144393.



ACCOMMODATION

Storm Porch	1.03m x 0.74m	
Entrance Hallway	7.00m x 1.07m	Laminate flooring, attic access. Hotpress with dual fuel immersion.
Living/Dining Area	6.49m x 3.27m	Timber flooring, feature stone fireplace with Liscannor stone mantle, two large windows (single glazed) overlooking front gardens and sea views.
Kitchen	3.49m x 2.72m	Lino flooring, built-in floor cabinet and dresser overhead, electric oven, Mosaic tiled splashback, stainless steel unit under window – overlooking sea views. Door to side garden.
Bedroom 1	3.50m x 2.34m	Timber laminate flooring, radiator cover, window overlooking rear garden.
Bedroom 2	3.51m x 2.35m	Timber laminate flooring, two windows overlooking rear garden.
Bedroom 3	2.89m x 2.33m	Timber laminate flooring, window overlooking rear garden.
Family Bathroom	2.31m x 1.59m	Fully tiled, wet-room style with corner pressure pump shower, w.c. & w.h.b.

Total Floor Area: c. 68 sq.m. / 732 sq.ft.







Features

- Walking distance to Ballinaclesh Bay Beach.
- Within 15 minutes' drive of Wexford Town
- 3 bedrooms, 1 bathroom.
- Extending to c. 68 sq.m. / 732 sq.ft.

Outside

- Set on c. 0.61 of an acre.
- Gardens in lawn.
- Lots of space to create al-fresco dining areas.
- Hand-built granite stone wall entrance.
- Mature boundary hedging.

Services

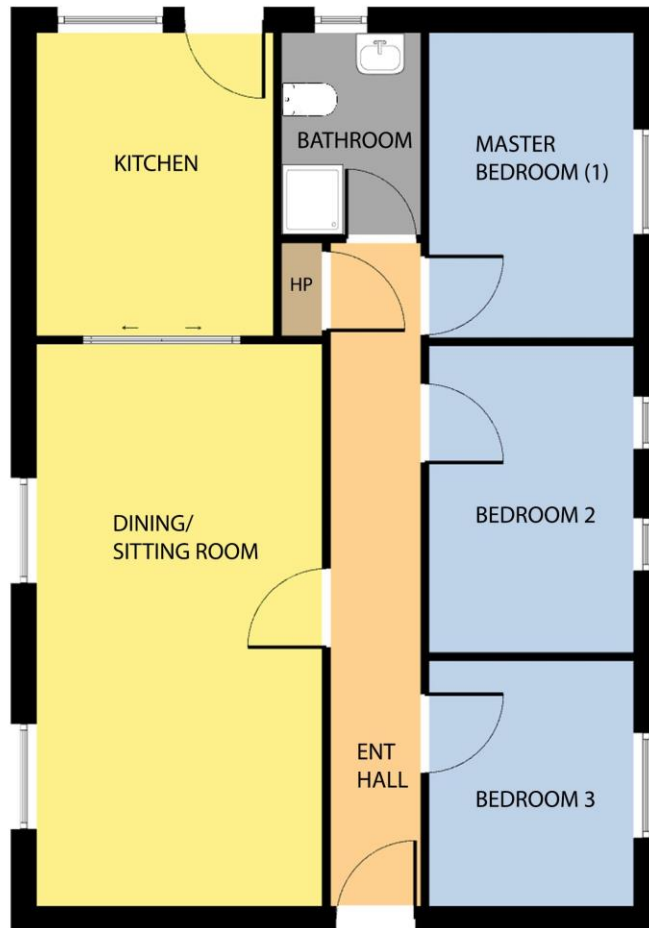
- Mains water
- Septic tank
- Mains electricity
- Broadband available

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y21 E379



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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Curracloe Beach



Ballyconnigar Beach



Building Energy Rating (BER): F BER No. 116231721
Energy Performance Indicator: 438.87 kWh/m²/yr

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

Sales Agent

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