

FOR SALE

AMV: €460,000

File No.E620. KD



14 Blakes Glen Lower, Curracloe, Co. Wexford

- A beautifully appointed detached home offering generous accommodation and an enviable coastal lifestyle.
- Highly desirable Curracloe location, within walking distance to the renowned Blue Flag sandy beaches of Curracloe, The Raven Point, Culletons Gap and Ballinesker.
- Within 1km of the Raven Hotel & Golf Resort and 8km of Wexford town.
- This detached 3-bedroom, 2 bathroom and 2 reception residence extends to approximately 130 sq. m. (1,399 sq. ft.).
- Characterful main sitting room featuring a solid-fuel open fireplace.
- West facing enclosed rear garden with side access and off-street parking for two cars.
- Ideal family home or coastal retreat, combining spacious interiors with the relaxed lifestyle of this sought-after Wexford setting.
- Exceptional open-plan living space incorporating kitchen, dining area and a bright west facing sunroom.
- To arrange a viewing appointment contact Kehoe & Associates on 053-9144393



Location

14 Blakes Glen enjoys a desirable setting in Curracloe, one of County Wexford's best-known coastal communities. The area combines the tranquillity of rural living with convenient access to local amenities, the coast and Wexford Town.

Curracloe is particularly renowned for its beautiful sandy coastline. Curracloe Beach, a Blue Flag beach, extends for approximately 11km from Raven Point towards Ballyconigar and is an exceptional amenity for swimming, walking, water sports and enjoying the outdoors. The adjoining Raven Nature Reserve provides an extensive natural setting of woodland, sand dunes and coastal habitats, with walking opportunities and abundant wildlife.

The village itself provides a range of everyday amenities, including Hammels Centra, local hospitality and dining options including the Raven Hotel & Golf Resort, a primary school and community facilities. Local attractions and services around the beach include cafés, the Surf Shack and the long-established Winning Post, adding to the area's appeal as a popular coastal destination. For those seeking an active outdoor lifestyle, the surrounding area offers an excellent choice of beaches, woodland and countryside to explore. Curracloe's coastline is also well known for its connection with the film *Saving Private Ryan*, with scenes filmed on Curracloe and nearby Ballinesker Beach.

Wexford Town is within easy reach, providing a broader range of shopping, restaurants, schools, professional services, leisure facilities and cultural amenities. The combination of a peaceful coastal setting, strong local community and accessibility to Wexford Town makes Curracloe an attractive location for those looking to enjoy a relaxed quality of life within easy reach of urban amenities.

A Wonderful Coastal Opportunity

14 Blakes Glen Lower is an attractive detached residence extending to approximately 130 sq. m., offering a wonderful combination of generous living space, comfortable family accommodation and the relaxed lifestyle for which Curracloe is renowned. The property has an appealing sense of space and privacy, while internally the layout has been thoughtfully arranged to provide both excellent everyday family living and versatile spaces for entertaining.

At the heart of the home is the particularly impressive open-plan kitchen, dining and sunroom area. Designed as the principal gathering space, this naturally bright and sociable room provides an effortless connection between cooking, dining and relaxation. The sunroom adds an additional dimension to the living accommodation, creating a wonderful space in which to enjoy the changing seasons and providing a natural transition between the house and outdoors.

The property also benefits from two separate reception rooms, providing valuable flexibility for modern family life. The main sitting room has a lovely sense of character, centred around a solid-fuel open fireplace, creating a warm and inviting focal point and an ideal setting for relaxed evenings. Accommodation comprises four well-proportioned bedrooms and two bathrooms, complemented by the property's generous reception and open-plan living areas. The overall arrangement offers a particularly versatile home, equally suited to family life, entertaining or simply enjoying the additional space that a detached property provides.

With its 130 sq. m. of accommodation, four bedrooms, two reception rooms, two bathrooms and superb open-plan kitchen/dining/sunroom, 14 Blakes Glen Lower offers a particularly appealing balance of space and versatility. The combination of a welcoming open fire, generous living accommodation and a sought-after Curracloe address makes this an excellent opportunity to acquire a detached home in a location that offers a genuinely enviable quality of life. 14 Blakes Glen Lower is more than simply a house — it is an opportunity to enjoy spacious, comfortable living in one of Wexford's most desirable coastal communities.





ACCOMMODATION

Ground Floor

Entrance Hallway	4.92m x 2.90m	With tiled floor.
Sitting Room	4.70m x 3.80m	Semi solid flooring, feature open fireplace, bay window, double doors to;
Kitchen/Dining	3.70m x 5.71m	With fully fitted kitchen, Belfast sink, part tiled walls, tiled floor and sliding door to rear patio area.
Sunroom	3.30m x 3.60m	Tiled floor, recessed lighting, timber ceiling, door to rear.
Bedroom 2	3.50m x 3.20m	With laminate flooring.
Family Bathroom	1.80m x 2.11m	Bath with shower mixer taps, w.c., w.h.b., tiled walls and floor.
Bedroom 3	3.70m x 3.20m	With laminate flooring and bay window

First Floor

Landing	1.33m x 0.90m	With timber flooring.
Bedroom 4	5.23m x 3.20m	With timber flooring, bay window, Velux window access to attic
Master Bedroom	5.23m x 4.70m	With timber flooring, bay window, Velux window, ensuite and walk-in wardrobe
Ensuite	2.00m x 1.80m	With w.c., w.h.b., shower stall, part tiled walls and tiled floor.

Total Floor Area: c. 130 sq. m. (c. 1,399 sq. ft.)











Features

- Premium location
- Walking distance to all amenities
- Raven Forest and Curracloe Beach walking distance
- Beautiful accommodation
- Double glazed windows
- Off street parking
- c. 130.28 sq. m.

Outside

- Off street parking for two cars
- Side entrance
- Enclosed rear garden and patio area
- Garden shed

Services

- Broad band available
- Electric Heating
- Mains water
- Private sewerage
- ESB

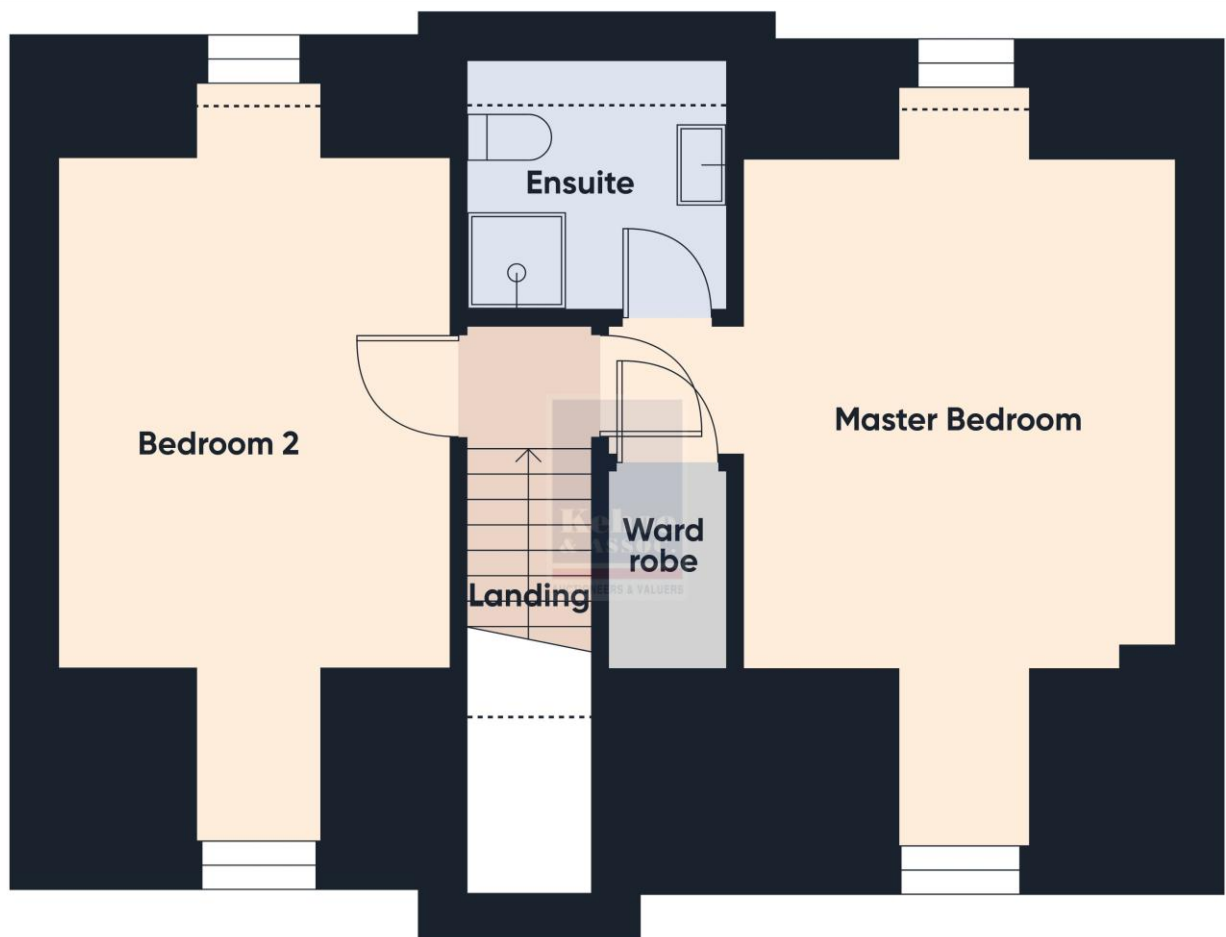
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Eircode Y21 AB22. Upon entering Curracloe Village coming from Wexford Town, 14 Blakes Glen Lower is on your left-hand side directly opposite Curracloe National School.





Floor 0



Floor 1

Building Energy Rating (BER): C3 BER No. 118108117
Energy Performance Indicator: 209.54 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Kate Doyle
Contact No: 087 4867175
Email: kate@kehoeproperty.com

Kehoe & Assoc.,

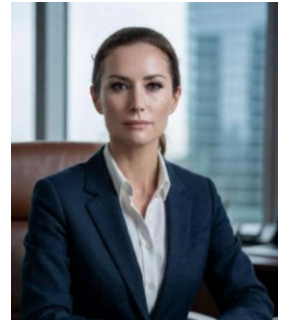
Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

