

For Sale

Asking Price: €300,000

**Sherry
FitzGerald**
O'Leary Kinsella



Sandhill Cottage,
Ballyconnigar, Blackwater,
Co. Wexford, Y21 D863

BER E1

sherryfitz.ie



Sandhill House is a charming three-bedroom detached residence set in the peaceful coastal setting of Ballyconnigar, Blackwater, Co. Wexford, a few minutes from a beach.

This inviting home offers comfortable living accommodation, ideal for families, holiday use, or those seeking a tranquil retreat by the sea.

The property comprises three well-proportioned bedrooms, a bright and welcoming living area, a fitted kitchen with dining space, and a family bathroom. The layout is practical and filled with natural light, creating a warm and homely atmosphere throughout.

Set on a generous site, with a south facing front garden, it has huge potential. The surrounding area is renowned for its beautiful beaches, scenic walks, and relaxed village lifestyle, while still being within easy reach of local amenities, schools, and transport links.

This property represents an excellent opportunity to acquire a comfortable home in one of Wexford's most desirable coastal locations just minutes from the 2025 Tidy Town winning village of Blackwater.



Accommodation

Entrance Porch 0.98m x 1.03m (3'3" x 3'5"):

Laminate wood flooring

Sitting Room 3.82m x 5.52m (12'6" x 18'1"):

laminate wood flooring, feature fireplace with solid fuel stove

Kitchen/Dining 3.03m x 6.68m (9'11" x 21'11"):

tile flooring, fitted kitchen units, plumbed for washing machine and dryer

Master Bedroom 3 3.54m x 3.64m (11'7" x 11'11"): at widest point.

laminate wood flooring, in-built wardrobes

Bedroom 1 2.72m x 3.03m (8'11" x 9'11"):

laminate wood flooring

Bedroom 2 3.21m x 3.62m (10'6" x 11'11"): at widest point.

laminate wood flooring, in-built wardrobes

Bathroom 3.03m x 1.82m (9'11" x 6'):

tile flooring and walls, bath, shower, WC, wash hand basin





Special Features & Services

- Excellent location, minutes from Blackwater village.
- Less than a five minute drive to a beach.
- Elevated position.

BER E3



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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Directions





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