

FOR SALE

AMV: €290,000 (Fully Furnished)

File No. d591.CWM



2 Ashfield, Blackwater, Co. Wexford

- Attractive cottage style two storey detached residence in the heart of Blackwater Village
- Private South-East facing rear garden perfect for outdoor dining with extensive decking.
- Walking distance of all village amenities and only 3km from the beautiful sandy beach at Ballyconnigar and fabulous Wexford Coastline.
- Acc. briefly comprises; entrance hallway, kitchen, sitting room and bedroom with shower room en[1]suite at GF. 2 double bedrooms, shower room and large hot press FF.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

2 Ashfield, Blackwater, Co. Wexford

Kehoe & Assoc. Is proud to present 2 Ashfield in Blackwater to the market. This is a beautifully presented detached two storey cottage style residence with all furniture and garden equipments included in the sale. No. 2 Ashfield is deceptively spacious and offers 3 bedrooms, one of the ground floor all located in this mature private development right in the heart of Blackwater. Ashfield is conveniently positioned just a short stroll from village amenities including shop, church, supermarket, pub and primary school. The beautiful sandy beach at Ballyconnigar and fabulous Wexford Coastline is only 3 km drive away.

The property has been exceptionally well maintained over the years, tastefully decorated and presented to the market in excellent condition. It is offered for sale fully furnished and ready for immediate occupation. To the front there is a concrete drive and low maintenance garden with side access on both sides. To the rear there is a large garden with lovely southerly aspect perfect for outdoor dining. The garden has many functions to include growing your own strawberries and vegetables in raised beds, multiple patios, potting sheds and storage sheds. Overall, this is a low maintenance garden with concrete grounds, steps leading to a paved patio area, beautiful stone ornamental features and barna shed. This property would make an excellent family home or holiday retreat in a convenient village location close to the fabulous Wexford coastline.

Viewing comes highly recommended and is strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.

Ballyconnigar Beach



ACCOMMODATION

Entrance Hallway	2.03m x 1.43m	Tiled flooring, coving, pine ceiling, electrical points and Broadband point. Door to:
Sitting Room	5.38m x 3.90m	Solid timber pine flooring, feature fireplace with Phoenix cast iron insert, cast iron surround & timber mahogany mantelpiece. Liscannor stone hearth, with cast beading trim. Electrical & t.v points. Sliding doors to south-east facing garden with multiple patio areas.
Kitchen/Dining Room	5.38m x 3.48m	Tiled flooring, coving, fully fitted kitchen, solid timber floor & eye level cabinets, ample worktop space & tiled splashback. Stainless steel sink & drainer. Normende fridge-freezer, Indesit washing machine, Whirlpool dishwasher, Hotpoint dual fuel 4-ring hob & oven, extractor fan overhead. Control switch for ESB generator.
Bedroom 1	4.36m x 3.48m	Solid pine flooring, dual aspect, with window overlooking front garden and side passageway.
En-suite	3.48m x 0.88m	Tiled flooring, part-tiled walls. Enclosed tiled shower stall with Triton T90sr electric shower, rainwater showerhead & glass sliding doors. Wash hand basin with mirror and light overhead, w.c. Window overlooking rear garden.

Carpeted timber staircase leading to first floor





Landing Area	3.48m x 2.58m	Carpet flooring, Velux overhead (with blinds). Door to:
Hotpress	3.50m x 1.37m	Ample storage space, ideal for open shelves & rails.
Bedroom 2	5.38m x 3.94m	Solid timber flooring, dual aspect with window overlooking side driveway, Velux overhead. Bank of wardrobes, hatch to attic.
Bedroom 3	5.40m x 3.42m	Solid timber flooring, dual aspect with window overlooking front driveway, Velux overhead. Hatch to attic
Family Bathroom	2.15m x 2.01m	Solid timber flooring, Velux overhead, floor to ceiling tiled surround. Bath with chrome faucet and showerhead (can be wall-mounted), glass bi-folding doors. Wash hand basin with mirror and light overhead, w.c.
Total Floor Area: c. 121 sq.m. / 1,302 sq.ft.		





Features

- 3 Bedrooms, 2 Bathrooms
- Ready for immediate occupation
- Built in 1999
- Spacious well-proportioned accommodation
- Convenient village location
- Close to Ballyconnigar beach

Outside

- Sotherly aspect garden
- Own driveway
- Large enclosed garden.
- Multiple storage sheds
- Raised vegetable garden
- Raised strawberry beds.

Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

- Note:**
- (i) All external garden equipment remaining in the sale
 - (ii) There is no internal boiler here, this house has the benefit of an external condensing boiler, installed in 2018.
 - (iii) All appliances remain in the sale, many appliances less than 2 years old.

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Directions: Eircode: Y21 K275



GROUND FLOOR

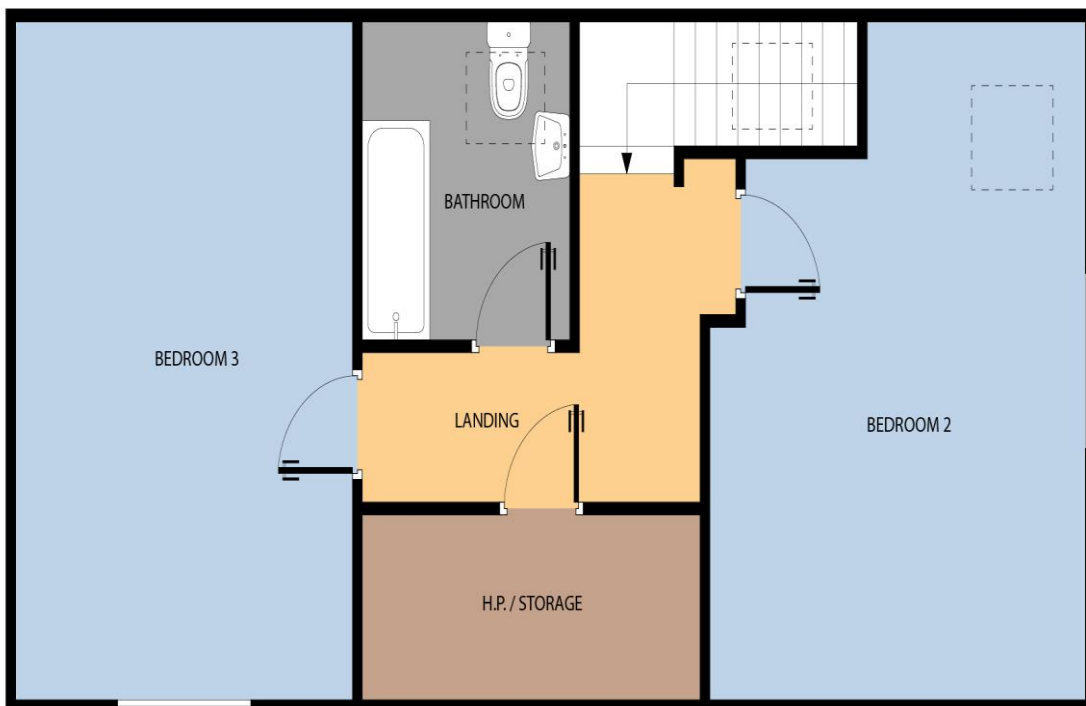


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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Building Energy Rating (BER): C1 BER No. 108608332
Energy Performance Indicator: 151.98 kWh/m²/yr

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

Sales Agent
CATRIONA MURPHY
087 2427525
Email: catriona@kehoeproperty.com



Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com



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