

For Sale

Asking Price: €330,000

**Sherry
FitzGerald**
O'Leary Kinsella



2 The Millrace, Blackwater,
Enniscorthy, Co Wexford.

BER D2

sherryfitz.ie



No. 2 The Millrace is a delightful detached three-bedroom, two-storey residence enjoying a peaceful setting within a small private enclave in the heart of Blackwater Village with the beautiful Abhainn Dubh river as your backdrop.

Extending to approximately 103 sq. m. / 1,108 sq. ft., the accommodation is bright, well-proportioned and laid out for comfortable everyday living. The ground floor includes a welcoming sitting room with feature brick fireplace and timber flooring, together with a spacious kitchen/dining area complete with breakfast counter. Double doors open through to a charming sun room at the rear, a standout feature of the home, with timber ceiling detail, generous glazing and direct views over the garden and river.

Upstairs, the property provides three bedrooms, including a main bedroom with en-suite, along with a family bathroom. The bedrooms are well-sized and benefit from pleasant outlooks over the surrounding greenery.

The rear garden is a particularly attractive feature of No. 2 The Millrace. Secluded and mature, it is framed by established trees and planting, with a gentle stream running along the rear boundary, creating a peaceful and relaxing atmosphere.

Blackwater is a noted picturesque seaside village, well regarded for its community atmosphere and its success in the Tidy Towns competition over the years. Local amenities include a two licensed premises, primary school, convenience store, sporting facilities and Church. The coast is just a short drive away, where miles of sandy beaches can be enjoyed within approximately five minutes.



Accommodation

Entrance Hall 3.96m x 2.0m (13' x 6'7"):

Tiled flooring

Sitting Room 4.82m x 4.03m (15'10" x 13'3"):

Laminate wood flooring, feature red brick open fireplace

Kitchen/Dining 3.36m x 6.19m (11' x 20'4"):

Tile flooring, fitted kitchen units, ..

Sunroom 3.42m x 3.32m (11'3" x 10'11"):

Laminate wood flooring

WC 1.55m x 0.73m (5'1" x 2'5"):

Tile Flooring

Landing 2.31m x 3.56m (7'7" x 11'8"):

Carpet Flooring

Master Bedroom 3.92m x 3.17m (12'10" x 10'5"):

Laminate wood flooring, built in wardrobe

Bedroom 3.42m x 3.90m (11'3" x 12'10"):

Laminate wood flooring, built in wardrobe

Bedroom 2.98m x 2.90m (9'9" x 9'6"):

Laminate wood flooring

En-Suite 1.81m x 1.98m (5'11" x 6'6"):

Tiled flooring and walls, heated towel rail, Triton T90XR Shower

Bathroom 1.90m x 2.12m (6'3" x 6'11"):

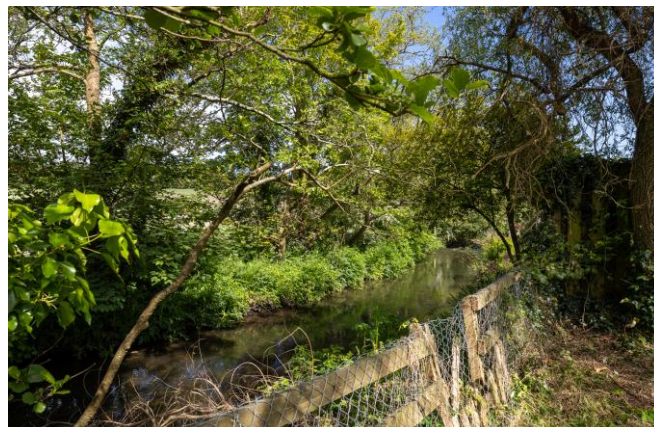
Tile flooring & walls



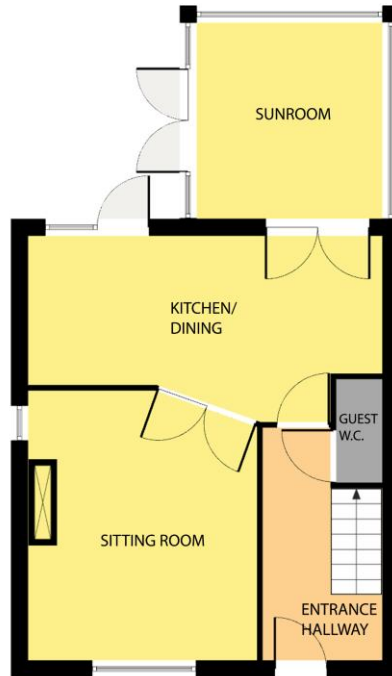


Special Features & Services

- Mature trees and private natural setting
- Short walk to village amenities
- Approx. five-minute drive to sandy beaches
- Services
- Mains water, mains sewerage
- Site size: 562 sq mts approx.



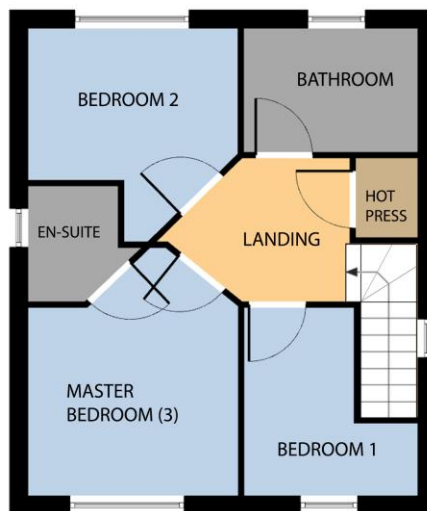
GROUND FLOOR



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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FIRST FLOOR



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