

FOR SALE

AMV: €325,000

File No. c716.CM



‘Moonshadow’, Garryniskbeg, Blackwater, Co. Wexford

- Peaceful country setting, close to coast, Blackwater & Ballinaclash Bay Beach, with walks extending to Curracloe and The Raven Forest.
- Wonderful 3 bedroom family home extending to c. 139 sq.m. / 1,496 sq.ft.
- Situated on c. 0.26 ha / 0.64 acre site with lawns to the front and rear. South facing rear patio dining space.
- Acc.: entrance hallway, living room, kitchen/dining room/ sun room, utility, 3 bedrooms (two en-suite), family bathroom. Separate steeltech garage.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

‘Moonshadow’, Garryniskbeg, Blackwater

This 3 bedroomed family home is close to the coast at Blackwater and Ballinaclash Bay Beach with wonderful walks extending to Curracloe and the Raven Forest, all only 7km away. It is presented for sale in excellent condition. Boasting bright, light-filled and free-flowing flexible accommodation. The south facing dining room positioned off the kitchen is warm and inviting. Outside the site extends to circa 0.64 acres with lawns to the rear & front, including a Berg inground trampoline. A sunny aspect garden throughout offers an ideal setting for any garden gathering. The location is superb, quietly tucked away, only 2.7km from Blackwater Village. It is only a short drive to Wexford Town and a choice of sublime sandy beaches and walks. This is a wonderful family property.

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ACCOMMODATION

Entrance Hallway	5.15m x 2.71m	Solid timber floor.
Sitting Room	5.39m x 5.00m (max)	Feature marble open fireplace with timber surround. Bay window and solid timber floor.
Kitchen/Dining Room	7.58m x 3.58m	A large bright room with dining sun room - south facing. Fully fitted wall and floor timber units including oven & microwave, electric Siemens hob & extractor fan, dishwasher, stainless steel sink unit. Tiled splashback and tiled flooring.
Utility Room	2.83m x 1.78m	Fully fitted wall and floor timber units, Siemens washing machine, Siemens fridge freezer, stainless steel sink unit, wine rack. Tiled splashback and tiled floor. Door leading to rear garden.
Master Bedroom	5.55m (max) x 4.20m	Timber flooring, bay window, wardrobe closet.
En-suite	2.57m x 1.02m	W.C., w.h.b., enclosed tiled shower stall with Triton Aqua Sensation electric shower. Tiled floor and half-wall.
Bedroom 2	3.57m x 3.47m	Timber floor, wardrobe closet.
En-suite	2.44m x 1.46m	W.C., w.h.b., enclosed tiled shower stall with Triton T90SR electric shower. Tiled floor and half-wall.
Bedroom 3	3.56m x 3.38m	Timber floor, built-in closet.
Long Hallway	7.76m x 1.47m	Spacious hotpress with ample storage shelving.
Family Bathroom	2.88m x 1.92m	With w.c., w.h.b., bath with shower faucet, tiled floor and half-wall

Stira to Attic

Attic is floored

Total Floor Area: c. 139 sq. m. (c. 1,496 sq. ft.)





FEATURES

- Detached house on just over half an acre.
- 3 bedrooms (two en-suite).
- Exceptionally presented comfortable spacious home in a peaceful countryside setting
- A short drive to Ballinaclesh Bay Beach with walks extending to Curracloe & the Raven Forest.
- Close to all amenities at only 2.7km from Blackwater.

OUTSIDE

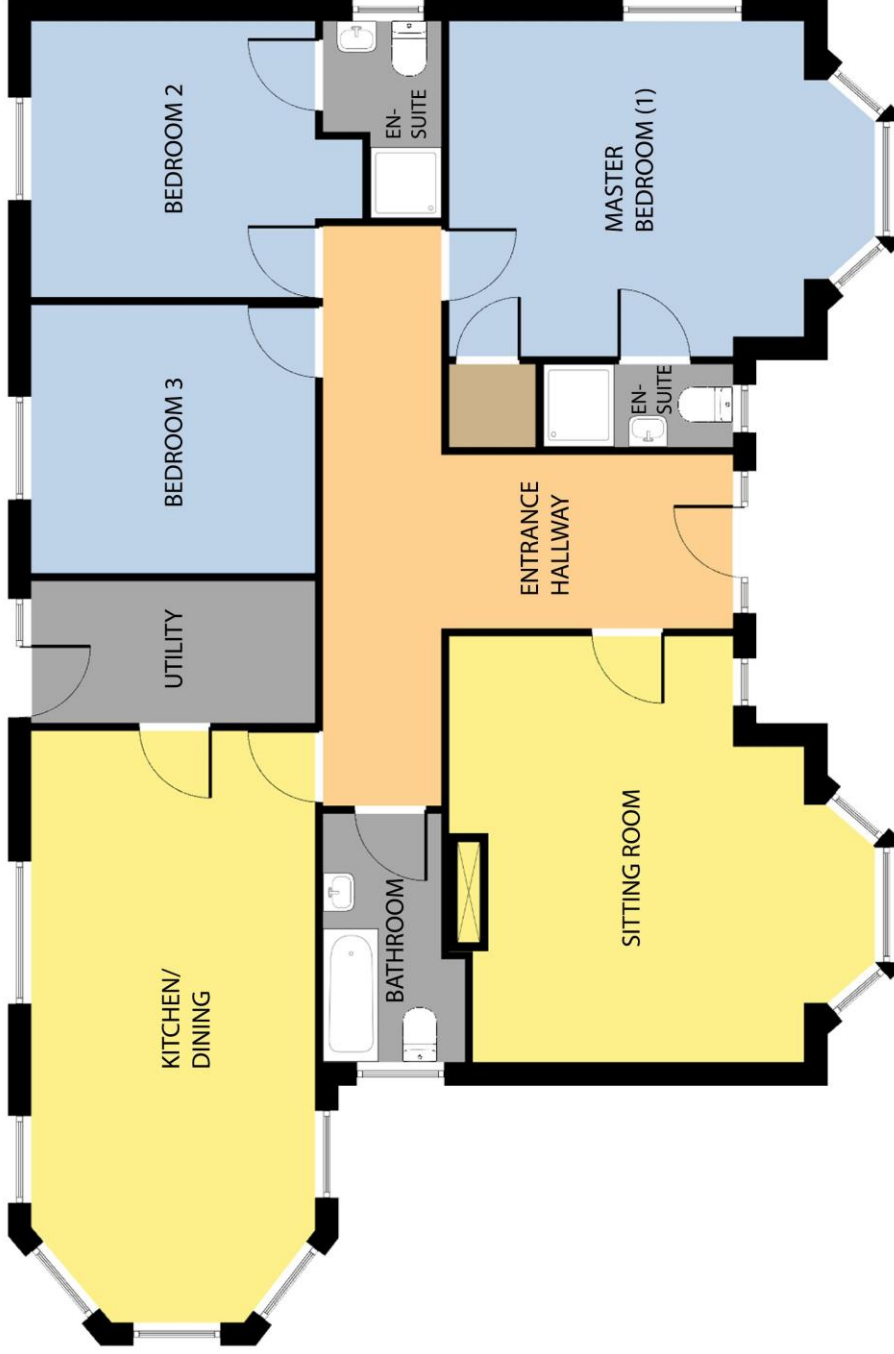
- Walled entrance and stone driveway with kerbed lawns.
- Expansive cobblelock grounds to the rear and side of the property.
- South facing patio area with extensive outdoor lighting surrounding the property – ideal for all day and evening al-fresco dining.
- Berg inground trampoline.
- Steeltech garage.

SERVICES

- Private well.
- Treatment plant.
- OFCH
- uPVC double glazing.

DIRECTIONS: In Wexford Town proceed over Wexford Bridge heading north on the R741. Turn right signposted for Blackwater. Proceed down this road for 2km, taking a left turn (directional For Sale sign), the property is c. 300m down here on the left hand side. Eircode: Y21 D304.

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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Building Energy Rating (BER): D1 BER No. 113846703
Energy Performance Indicator: 257.99 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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. PRSA No. 002141