

FOR SALE

AMV: €265,000

File No. c773.BF



Sea Breeze, Blackwater, Co. Wexford

- **Sea Breeze is a deceptively spacious 3 bedroomed detached bungalow and as the name implies is positioned close to the fabulous Wexford Coast and only 1.5 km from the lovely sandy beach at Ballyvaldon near Blackwater.**
- **This property has been recently upgraded and modernised with modern kitchen units, integrated electrical appliances, contemporary bathrooms, new laminate flooring throughout and freshly decorated**
- **Viewing strictly by prior appointment with the sole selling agents only.**



**Kehoe
& ASSOC.**

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Sea Breeze is a deceptively spacious 3 bedroomed detached bungalow and as the name implies is positioned close to the fabulous Wexford Coast and only 1.5 km from the lovely sandy beach at Ballyvaldon near Blackwater. It enjoys all the benefits of the fresh sea air and is nicely positioned on a private sheltered site with westerly facing rear garden just perfect for sunbathing, barbeque evenings and outdoor dining. This property has been recently upgraded and modernised with modern kitchen units, integrated electrical appliances, contemporary bathrooms, new laminate flooring throughout and freshly decorated. Insulation has been upgraded in the walls and attic, re-wired, fully re-plumbed including new radiators and zoned central heating system. The gardens are nicely laid out with lawns to the front and rear and a lovely collection of ornamental trees and flowering shrubs. There is a gravelled drive/forecourt, extensive paved patio area and garden shed. Blackwater Village is only 3km away and offers excellent amenities including shops, post office, restaurants, pubs and hotel. Kilmuckridge is located 6km to the north and again offers an excellent choice of amenities including restaurants, supermarket, pharmacy, post office, shops, pubs and hotel. There is an excellent primary school in Blackwater and both primary and secondary schools in Kilmuckridge. A couple of minutes' drive will take you to the Raven Forest with endless walks and trails to explore. This property would make a lovely family home in walking distance of the beach and close to village amenities. It would also have much to offer as a holiday home or weekend retreat within walking distance of the stunning Wexford coastline and fabulous sandy beach. Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Porch	1.40m x 0.88m	With tiled floor.
Entrance Hallway	3.55m x 1.81m	With laminate floor. Walk-in hotpress with dual immersion.
Sitting Room	4.25m x 3.84m	With feature stone open fireplace and laminate floor.
Kitchen/Dining Room	8.14m x 3.21m	With excellent range of built-in floor and eye level units, integrated hob, extractor, dishwasher, oven, microwave and fridge-freezer. Breakfast bar with built-in storage. Parkray solid fuel fire insert. Part-tiled walls, laminate floor. Sliding patio doors to rear garden. Door to:
Glazed Porch /Utility Room	2.49m x 1.87m	With built-in storage press and washing machine. Door to outside.
Inner Hallway	4.80m x 1.97m	
Bedroom 1	3.68m x 3.08m	With laminate floor and shower room en-suite.
En-Suite	2.51m x 1.07m	Shower stall with electric shower, vanity w.h.b., w.c. and heated towel rail. Part-tiled walls and tiled floor.
Bedroom 2	4.07m x 3.18m	With laminate floor.
Bedroom 3	3.17m x 2.45m	With built-in wardrobe and laminate floor.
Shower Room	3.20m x 0.56m	Walk-in shower stall with power shower, vanity w.h.b, and w.c. Part-tiled walls and tiled floor.

Total Floor Area: c. 106 sq.m. / 1,138 sq.ft.





FEATURES

- Mature gardens with sunny aspect.
- Walking distance Ballyvaldon beach.
- Modernised and upgarded.
- New contemporary kitchen and bathrooms.
- Re-wired, re-plumbed, wall and attic insulation upgraded.

OUTSIDE

- Mature gardens with ornamental trees and shrubs.
- Westerly aspect.
- Gravelled drive/forecourt
- Extensive paved patio area
- Garden shed 4.56 x 3.06

SERVICES

- Mains water.
- Bio-crete treatment plant.
- Mains electricity.
- OFCH
- Fibre broadband

DIRECTIONS: From Wexford proceed over Wexford Bridge on the R741, turning right after Ardavan for Curraclloe/Blackwater (R742). Proceed through Blackwater heading for Kilmuckridge. Sea Breeze is on the left hand side just after a left hand fork in the road, just before Ballyvaldon Holiday Home Park. Eircode; Y21 YW42. For Sale Sign.





Building Energy Rating (BER): Awaiting BER

BER No.:

Energy Performance Indicator: kWh/m²/yr

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

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. PRSA No. 002141