

# FOR SALE

AMV: €435,000

File No.d908. BK



## Inch, Blackwater, Co. Wexford

- A coastal haven designed to capture the stunning sea views and surrounding landscape.
- A few short minutes' drive to Blackwater Village and Ballynaclash Beach and less than 20 minutes' drive to Wexford Town.
- Extending to c. 124 sq.m. / 1,335 sq.ft. with bright and airy accommodation throughout.
- This excellent 3-bed bungalow was constructed in 2020 with triple-glazed argon-filled windows, zoned central heating with a condenser boiler and a modern treatment plant.
- Set on a c. 0.81 acre site with large lawn areas, granite paving slabs, a south facing patio, mature hedging and a detached garage with the potential to convert.
- Accommodation briefly comprises: entrance hallway, open plan kitchen / dining / living area, 3 bedrooms (master ensuite), family bathroom and a utility room / home office.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.





## Inch, Blackwater, Co. Wexford

Nestled in an enviable coastal location, this exquisite home offers stunning sea views with spacious and light-filled accommodation. Set on a generous c. 0.81 acre site, the property is perfectly positioned near villages Blackwater and Curracloe, and some of Wexford's most picturesque beaches, making it an ideal permanent residence or an idyllic holiday retreat. Built in 2020, this 3-bed / 2-bath bungalow extends to c. 124 sq.m. / 1,335 sq.ft. boasting a thoughtfully designed open-plan kitchen, living, and dining area. Expansive picture windows frame the panoramic sea and surrounding landscape views. Double doors from the living area open onto a south-facing patio, ideal for outdoor dining. A solid fuel stove further enhances the cosy ambiance of this space. 3 generously sized bedrooms, including the master ensuite, a modern family bathroom and a utility room / home office complete the accommodation.

Above the ground floor, the attic presents a hidden gem. A unique space featuring a picture window that perfectly frames the sea view. Currently accessible via a Stira staircase, this space offers outstanding potential as a home office, creative studio, or relaxation area. A detached c. 30 sq.m. / 323 sq.ft. garage further enhances the property, complete with a W.C. and a loft area that holds conversion possibilities. Whether for additional accommodation, a guest suite, or a private workspace, this space offers fantastic flexibility. This home also features triple-glazed argon-filled windows for superior insulation and energy efficiency. The expansive site is thoughtfully landscaped with large lawn areas at the front and rear. A dedicated vegetable plot and a rainwater harvesting system provide sustainable living opportunities, complemented by a private 60-foot well.

Whether you are seeking a full-time residence or a coastal getaway, this stunning home offers a combination of modern living, breathtaking views, an unbeatable location. Don't miss the opportunity to make this spectacular property your own.





## **ACCOMMODATION**

Open Plan Kitchen / Living / Dining	10.10m x 5.70m	Part tiled / part laminate flooring, floor and eye level units, integrated Beko oven, integrated Bosch microwave, 5-ring Whirlpool gas hob, stainless steel sink, solid fuel stove with back boiler and granite hearth, French doors to patio area and triple aspect windows with sea views.
Hallway	7.84m x 1.55m	Laminate floor, Stira staircase to floored attic space / potential home office and door to back garden.
Walk-in Hotpress	1.02m x 0.98m	With dual immersion and laminate floor.
Utility Room	2.94m x 1.54m	Tiled floor and Velux window.
Bedroom 3	2.94m x 3.60m	Laminate floor.
Bedroom 2	3.72m x 3.70m	Laminate floor and triple aspect windows.
Bathroom	2.45m x 2.30m	Fully tiled, w.c., w.h.b. with vanity unit and bath with Triton AS2000XT power shower.
Master Bedroom	3.92m x 2.92m	Laminate floor and dual aspect windows.
Ensuite	2.92mx 1.51m	Fully tiled, w.c., w.h.b. with vanity unit and shower stall with Triton T90SR electric shower.
Floored Attic Space / Potential home Office	2.99m X 2.80m	Floor to ceiling feature window with stunning sea views.

**Total Floor Area: c. 124 sq.m. (c. 1,335 sq.ft.)**

### ***GARAGE***

Garage	3.88m x 7.72m	Concrete floor, roller door and w.h.b.
W.C.	1.67m x 0.92m	
Loft	4.68m x 3.88m	

**Total Floor Area (excluding loft): c. 30 sq.m. (c. 323 sq.ft.)**





## Features

- A coastal gem constructed in 2020
- Most spectacular sea views
- Well-appointed accommodation extending to c. 124 sq.m. / 1,335 sq.ft.
- A stone's throw from Blackwater Village and Ballynaclash Beach
- 3-bed / 2-bath bungalow
- Presented in excellent condition

## Outside

- Large lawn areas front and rear
- South facing patio
- Detached garage with conversion potential
- Vegetable plot
- Mature hedging
- Site extending to c. 33 ha / 0.81 ac

## Services

- Mains water (private well also on site)
- O.F.C.H. (zoned)
- Treatment plant
- ESB
- Fibre broadband available

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

**DIRECTIONS:** Eircode: Y21 RD34. 'For Sale' sign















**Building Energy Rating (BER): C1 BER No. 118205004**

**Energy Performance Indicator: 166.13 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

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