

# FOR SALE

AMV: €350,000

File No. d127.CWM



## ‘Knock View’, Knocknasilloge, Blackwater, Co. Wexford

- **Dormer style detached family home set on c. 0.54 Acres.**
- **4 bedrooms, 3 bathrooms – extending to c. 140 sq.m. / 1,510 sq.ft.**
- **Walking distance to Knocknasilloge Bay Beach, a 1.8 km walk.**
- **Gardens with extensive space to create al-fresco dining areas.**
- **Close to all amenities at only 1.7km from Blackwater Village, 18km from Wexford Town and a 15 minute drive to Junction 24 on the M11 Motorway to Dublin.**
- **Accommodation: Entrance hall, sitting room, kitchen/ dining room, utility room, two bedroom on the ground floor and family bathroom, upstairs – there are two bedroom’s both of which are ensuite.**
- **To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.**



**Kehoe  
& ASSOC.**

## ‘Knock View’, Knocknasilloge, Blackwater, Co. Wexford

**General Description:** Knock View is a wonderful 4 bedroom family home is close to the coast at Blackwater & Knocknasilloge Bay Beach, Ballinaclash Bay Beach. The superb uninterrupted beach walks extend south from Knocknasilloge Bay Beach to Ballyconnigar to Ballinaclash to Curracloe and all the way to the Raven Forest – located only 1.8km walk from the property. The property is directly off the R742 Wexford to Gorey coast road between Blackwater and Kilmuckridge, making this a especially favourable for anyone seeking a holiday retreat destination where a choice of sublime sandy beaches and walks await.

Built in 2004 and carefully maintained the property is presented in excellent condition, bright, light-filled, free-flowing and flexible accommodation. The gated stone gravel driveway is inviting and the gardens extend to c. 0.54 offering sunny aspect throughout the day and remarkable sunsets over the country side hills of Knock View. It is only a short 20 minute drive to Wexford town and 15 minutes from Junction 24 on the M11 Dublin motorway.

A must view and a superb home with so much to offer in a sought-after location. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email at [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



## ACCOMMODATION

Storm Porch 1.79m x 0.68m

Entrance Hallway 5.44m x 2.01m

Sitting Room 4.44m x 3.48m

Kitchen/Dining/Living Space 6.39m x 3.57m

Utility Room 2.98m x 1.55m

Bedroom 4 3.00m x 2.66m

Bedroom 3 4.07m x 2.68m

Family Bathroom 2.75m x 1.69m

Timber engineered flooring, ample storage space under staircase. Double doors to hotpress.

Timber engineered flooring, open fireplace with red brick insert and timber surround, t.v., electrical & phone points throughout.

Tiled flooring, built-in timber floor & eye level kitchen cabinets, Creda oven with a Schottceran 4-ring Whirlpool hob with extractor fan overhead. Worktops space with tiled splashback, built-in stainless steel sink. Integrated fridge-freezer, dual aspect lighting with large window overlooking front gardens, large window overlooking side garden and sliding patio doors.

Tiled flooring, built-in shelves, plumbed for washing and space for dishwasher (fridge-freezer), door leading to rear garden.

Carpet flooring, window overlooking rear garden.

Carpet flooring, large window overlooking rear garden.

Tiled flooring, half-wall tiled surround, bathtub with antique style showerhead faucet and tiled floor to ceiling wall surround. W.C., w.h.b. with mirror and light overhead.

**Timber carpeted staircase to first floor**





Spacious Landing	5.98m x 3.30m	Dual aspect with window overlooking front garden. Storage into eaves. Velux to the rear, attic access.
Master Bedroom	5.97m x 4.32m	Carpet flooring, dual aspect lighting, window overlooking front gardens, large Velux to the rear.
En-suite	2.27m x 2.08m	Tiled flooring, enclosed tiled corner shower stall with Triton AS2000xt shower, sliding glass doors. W.C., w.h.b. with built-in cabinets underneath, tiled splashback & mirror overhead.
Bedroom 2	4.16m x 3.57m	Carpet flooring, large window overlooking front garden.
En-suite	2.39m x 1.69m	Tiled flooring, large enclosed tiled corner shower stall with internal seat & large swing glass door and Triton AS2000xt shower. W.C., w.h.b. with built-in cabinets underneath, tiled splashback & mirror overhead. Velux overlooking rear garden.
<b>Total Floor Area: c. 140 sq.m. / 1,510 sq.ft.</b>		



## Features

- 4 bedrooms, 3 bathrooms
- Property extends to c. 140 sq.m. / 1,510 sq.ft.
- 1.8km walk to Knocknasilloge Bay Beach
- Only 1.7km from Blackwater Village
- 18km from Wexford Town
- 15 minute drive to M11 Motorway to Dublin

## Outside

- Set on c. 0.54 acres
- Gardens in lawn
- Lots of space to create al-fresco dining areas
- Gated entrance
- Secure boundaries

## Services

- Private well
- Septic tank
- OFCH
- Broadband available (telephone line)

**Viewing:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

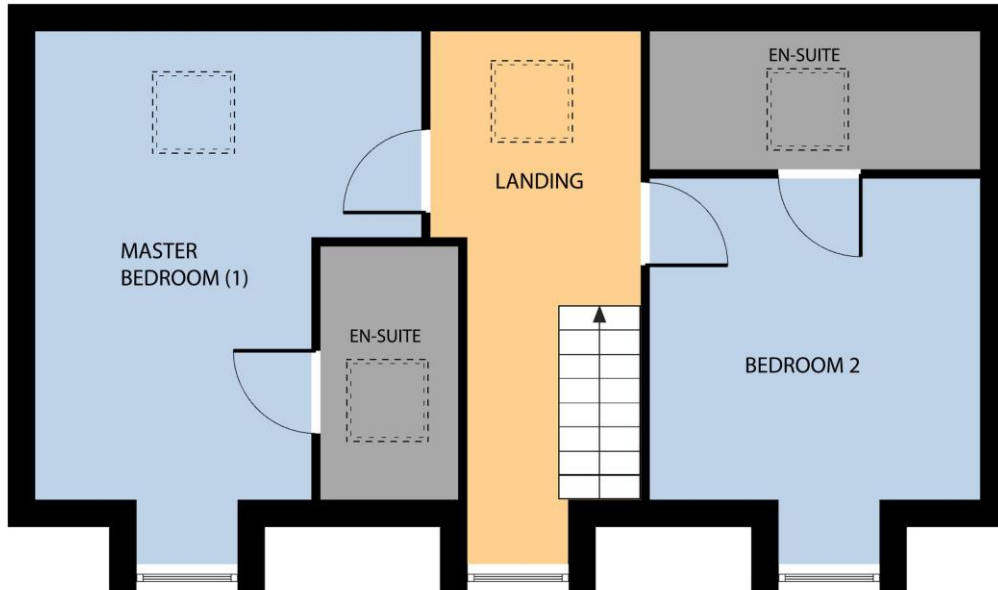
**Directions:** Eircode: Y21 DK70



GROUND FLOOR



FIRST 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): C3**      **BER No. 101689156**  
**Energy Performance Indicator: 220.22 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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