

# FOR SALE

AMV: €247,000

File No. c784.BF



## 19 Ashfield, Blackwater, Co. Wexford

- Attractive cottage style two storey detached residence in the heart of Blackwater Village offered for sale fully furnished and ready for immediate occupation
- Totally enclosed very private south facing rear garden perfect for outdoor dining with extensive decking and sea pebble finish for ease of maintenance.
- Walking distance of all village amenities and only 3km from the beautiful sandy beach at Ballyconnigar and fabulous Wexford Coastline.
- Acc. briefly comprises; entrance hallway, kitchen, sitting room, conservatory and bedroom with shower room en-suite at GF. 2 double bedrooms, shower room and study/office at FF.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**

## 19 Ashfield, Blackwater, Co. Wexford

Deceptively spacious 3 bed roomed two storey detached cottage style residence located in this mature private development right in the heart of Blackwater. Ashfield is conveniently positioned just a short stroll from village amenities including shop, church, supermarket, pub and primary school. The beautiful sandy beach at Ballyconnigar and fabulous Wexford Coastline is only 3 km drive away. The property has been well maintained over the years, tastefully decorated and presented to the market in excellent condition. It is offered for sale fully furnished and ready for immediate occupation. To the front there is a concrete drive and low maintenance garden with side access on both sides. To the rear there is a totally enclosed garden with lovely southerly aspect perfect for outdoor dining. The garden has a low maintenance sea pebble finish with extensive decking off the conservatory, paved patio area, water feature, some nice ornamental trees and barna shed. This property would make an excellent family home or holiday retreat in a convenient village location close to the fabulous Wexford coastline.

Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393.



## ACCOMMODATION

Entrance Hallway	1.75m x 1.45m	With tiled floor
Kitchen/Dining Area	5.37m x 3.52m	With floor and eye-level units, integrated fridge/freezer, electric oven, hob, extractor, washing machine, tiled splashback and floor. Stairs to first floor and door to outside.
Living Room	5.39m x 3.97m	With solid fuel stove, laminate floor and sliding door to conservatory.
Conservatory	3.99m x 3.71m	With tiled floor and French doors to rear garden.
Bedroom 1	4.38m x 2.97m	With laminate floor and shower room ensuite.
Ensuite	2.95m x 0.87m	Shower stall with electric shower, w.c, w.h.b, fully tiled.
<b>First Floor</b>		
Landing Area	3.52m x 0.97m	With timber floor.
Bedroom 2	5.43m x 3.44m	With built-in wardrobe, vanity unit and timber floor.
Bedroom 3	5.40m x 3.54m	With built-in wardrobe and timber floor.
Office/Study	3.96m x 2.32m	With timber floor and hotpress with dual immersion.
Shower Room	2.35m x 1.85m	Shower stall with electric shower, w.c, w.h.b, fully tiled.

**Total Floor Area: c. 121.51 sq.m / c. 1,308 sq.ft**



## FEATURES

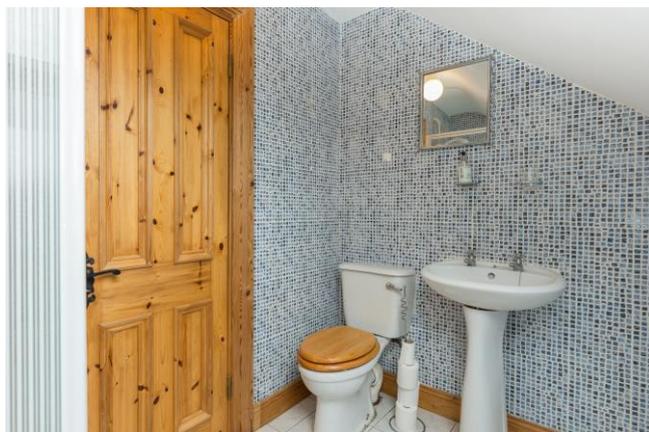
- Presented in pristine condition
- Fully furnished and ready for immediate occupation
- Spacious well-proportioned accommodation
- Convenient village location
- Close to Ballyconnigar beach

## OUTSIDE

- South facing rear garden
- Low maintenance finish
- Extensive decking
- Paved patio area
- Barna shed

## SERVICES

- Mains electricity
- Mains water
- Mains drainage
- OFCH



**PLEASE NOTE:** All curtains, blinds, light fittings, electrical appliance and furniture are included in the sale.

**DIRECTIONS:** Ashfield is located in Backwater Village just up from the church on the same side. Proceed into Ashfield follow the road around to the right and No. 19 right-hand side. For Sale Sign. Eircode Y21W329



**Building Energy Rating (BER): C3    BER No. 114369465**  
**Energy Performance Indicator: 212.94 kWh/m<sup>2</sup>/yr**

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

**Kehoe & Assoc.,**  
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053 9144393

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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

GROUND FLOOR

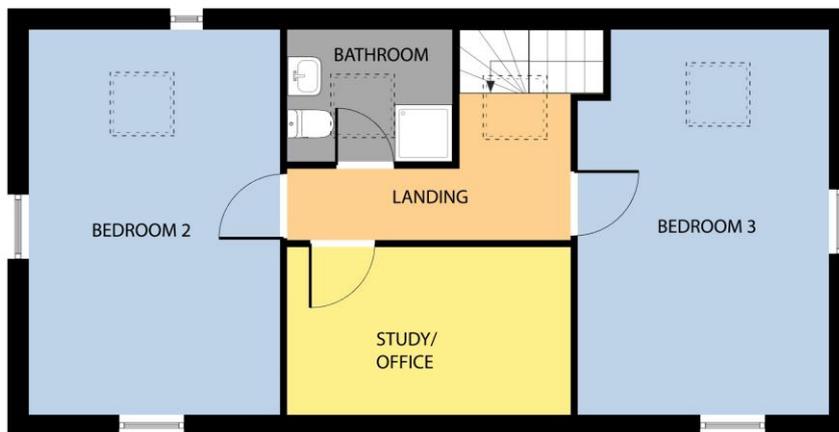


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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