

Ballyconnigar, Blackwater, Co. Wexford.

A most impressive large 3 bedroom bungalow, ideally positioned on an elevated site offering superb views of the surrounding countryside. Recently refurbished, this fine property comes to the market in outstanding condition. Offering spacious accommodation, the light filled interior enhances the joys of living in such a property and brings the feeling of the impressive exterior inside! The interior is roomy with the exceptional open plan kitchen/dining/living room being one of the main focal points of the home, while there is also a separate sitting room for more relaxed times! The bedrooms are also impressive and enhance the already impressive living accommodation. Apart from the setting offering scenic views, the property is conveniently located just minutes from Ballyconnigar beach and Blackwater village is within a relaxed walking distance which offers shops, school, restaurants, church etc. to name but a few.

Wexford, Gorey and Enniscorthy towns are within a short driving distance, while Dublin is easily reachable with the ever improving road networks.

While if you don't feel the need to leave the comfort of your new home, the impressive gardens are sure to increase the enjoyment of the property from inside or out!

Viewing is highly recommended.

Property Features:

Superb location.

Spacious gardens.

Very close to beach & village.

Excellent accommodation.

Highly sought after area.

Accommodation Comprises:

Entrance Hall 5.95m x 9.71m Recessed lighting, bright & spacious.

Sitting Room 4.70m x 4.89m Feature fireplace, recessed lighting.

Kitchen/Diner/ Living Room 8.5m x 5.02m Fully fitted eye & waist level kitchen units, part tiled/carpet floor, fireplace, double doors to rear.

Utility Room 6.68m x 2.07m Tiled floor, plumbed for appliances.

Guest WC 2.28m x 1.18m WC, WHB, tiled floor.

Bedroom No. 1(Master) 3.42m x 5.23m En-Suite.

En-Suite 2.76m x 1.13m WC, WHB, shower, tiled floor.

Bedroom No. 2 4.08m x 3.66m

Bedroom No. 3 3.67m x 3.42m

Bathroom 3.66m x 2.26m WC, WHB, jacuzzi bath, triton shower, fully tiled.

Outside: Landscaped gardens to front & rear, garden shed, parking.

Services: Mains water, private sewage, oil fired central heating.

BER: C1 Ber No: 10705604 164.13 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072 & Joint Agents Sherryfitzgerald O'Leary Kinsella, Enniscorthy (053) 9237322.

Viewing: Strictly by appointment.

Directions: Drive through Blackwater village, at the top of the village turn right signposted for Ballyconnigar, proceed down this road for a short distance and take a left turn at the handball alley and this residence is a short distance on your right.