

# **Ballyroe, Blackwater, Co. Wexford.**

This is an absolutely charming bungalow residence located in a highly sought after location only minutes from Blackwater Village

and Curraclloe. 20 minutes from Wexford town centre.

Spoilt for choice with surrounding beaches and easy access to local shops, schools and churches.

Dublin city and airport are less

than 2 hours, ferries at Rosslare Europort are less than 30 minutes, the main N11 & N25 routes are also very easily accessed.

The property enjoys a pleasant rural setting on a mature site captivating beautiful countryside views.

Approached via gated driveway with spacious parking and excellent gardens with decking.

Presented to the market in superb condition offering bright, spacious and practical everyday living accommodation

with 4 bedrooms and lovely kitchen / diner with tasteful decor.

The sale of this property offers an excellent opportunity for those seeking to acquire a wonderful home in a convenient countryside location.

## **Viewing Highly recommended.**

### **Property Features**

Premium countryside location

Minutes to beaches

4 Bedrooms

Decking

Beautiful views

Easily accessible to N11.

Excellent value for money

### **Accommodation Comprises:**

Entrance Hallway 15'10" x 25'1" Tiled floors.

Living Room 15'4" x 10'10" Feature fireplace, tv point.

Kitchen/Diner 24'1" x 13' Fully fitted eye & waist level solid timber kitchen units, breakfast counter, integrated appliances, tiled floors, part tiled walls.

Utility Tiled floors, part tiled walls, built in units, plumbed for appliances.

Hotpress

Bedroom No. 1 12'1" x 9'9"

Bedroom No. 2 10'4" x 8'10"

Bedroom No. 3 13'4" x 11'7" En-Suite Shower, WC, WHB, part tiled walls.

Bedroom No. 4 11'10" x 7'10"

Bathroom 9'7" x 7'1" WC, WHB, Jacuzzi Bath, triton shower, fully tiled. floors, stira access to attic.

**Outside:** Decking, ample car parking, gardens to front and rear.

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

**BER:** Awaiting certificate.

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford town proceed over the bridge and on the R741, drive through Castlebridge and pass Garrylough cross, continue for short distance taking the road signposted for Blackwater just before the Un Yoke , drive straight on this road and this residence is short distance on your right hand side.