

# No. 17 Hazelwood, Blackwater, Co. Wexford.

Superb 3 bed semi detached residence located in the heart of Blackwater village, within a short stroll of everything the village has to offer shops, schools, restaurants, Hotel, pubs etc.

The property is spoilt for choice with some of the finest beaches in the South East at its doorstep Blackwater, Kilmuckridge, Curracloe etc.

Wexford town centre is approx. 20 minutes driving distance and the main Gorey to Dublin road is very easily accessed.

The property itself enjoys an excellent position in the development with very spacious, secluded & private gardens to rear with west facing aspect. It is presented to the market in superb condition featuring spacious accommodation well laid out & bright throughout. The Sale of this Property Offers a Premium Opportunity to Acquire a Wonderful Permanent / Holiday Home in one of the most sought after coastal locations in the South East and represents value for money.

## **Property Features**

Premium coastal location

3 Bedrooms

One En suite

Spacious living room with doors to garden

Oil fired central heating

Excellent condition

Front driveway

Walking distance to village

## **Accommodation Comprises:**

Entrance/ Hallway 10'7" x 6'9" Tiled floors.

Living Room 17'8" x 16'4" Feature fireplace, timber floors,TV point, doors to garden.

Kitchen/Diner 16'6" x 13'5" Fully fitted eye & waist level kitchen units, part tiled walls, tiled floors, plumbed for appliances.

Guest WC - WC, WHB, Tiled floors.

Upstairs

Landing Feature window, Hotpress.

Bedroom No. 1 12'8" x 16' Timber floors, En-suite

En-Suite 6'10" x 4'11" Triton Shower, WC, WHB, tiled floors.

Bedroom No. 2 13'8" x 19'7" Timber floors.

Bedroom No. 3 11'7" x 9'8" Timber floors.

Bath Room 6' x 8'10" WC, WHB, Bath,tiled floors, part tiled walls.

**Outside:** Gardens to front and rear, side entrance, parking.

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

**BER:** D1 Ber No: 110223575 254.59kWh/m2/yr

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

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

**Directions:** From Wexford proceed over the bridge, continue on this road taking a right turn signposted for Curracloe, continue straight, driving through Curracloe village heading towards Blackwater. On leaving Blackwater village heading for Kilmuckridge, Hazelwood is located on your left hand side.