

Price €260,000.00
4 Bedrooms - Detached

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



BER D1

Garryvadden Upper Blackwater Co. Wexford Y21 EX83

Four bedroom detached red brick timber framed bungalow circa 98.2 sq m and set on a lovely mature site 0.494211 acres just 1km from Blackwater Village and 4kms from Ballyconnigar Lower beach.

The bungalow originally built in 1978 was extended approximately 20 years ago and now comprises of a four bedroom two bathroom property.

The house sits to the rear of the site surrounded by an abundance of mature trees, plants, shrubs and hedging. The house itself has been well maintained but would require some refurbishment, modernisation and upgrading.

Blackwater (Irish: An Abhainn Dubh, meaning 'the black river') is a pretty village in County Wexford. The village is centred around a gorgeous stone bridge over the river Blackwater. Beside the bridge is a small park, which has benches, an open area and a marian grotto. The main street has a thatched cottage that houses a trendy cafe, and a nearby post office, garda station, restaurants, and Blackwater golf course is just 5km away.

Accommodation comprises of entrance hall, living-room, kitchen/dining, four bedrooms and two bathrooms

Postal Address: Kilmisten Castlebridge Co. Wexford Ireland Y35CH52
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PSRA: 003908



Entrance Hall

3.52m (11'7") x 1.41m (4'8") With ceramic tiled floor, hot press and doors to:-

Bedroom 1

2.96m (9'9") x 2.88m (9'5") To front of house with carpet to floor

Bedroom 2

3m (9'10") x 3m (9'10") To rear of house with carpet to floor and alcove for storage



Shower Room

2.19m (7'2") x 1.97m (6'6") Ceramic floor and wall tiles, shower stall with Mira Power shower w.h.b. and w.c.



Kitchen/Dining

4.07m (13'4") x 2.78m (9'1") Eye & waist level fitted presses with stainless steel sink, electric cooker, washing machine, dishwasher, fridge/freezer, splashback wall tiles and ceramic floor tiles

Living Room

5.98m (19'7") x 4.19m (13'9") Carpet to floor, window to front and patio doors to side, open fireplace with timber surround and marble hearth, tv point.



Bedroom 3

3.73m (12'3") x 3.67m (12'0") To rear of house with carpet to floor

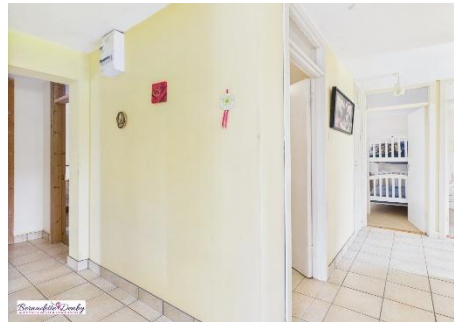
Shower Room

2.26m (7'5") x 1.59m (5'3") With ceramic tiled floor, part tiled walls, shower stall with Triton T90si electric shower, w.h.b., shaver light and w.c.,



Bedroom 4

3.74m (12'3") x 3.2m (10'6") To rear of house with carpet to floor and patio door to garden.



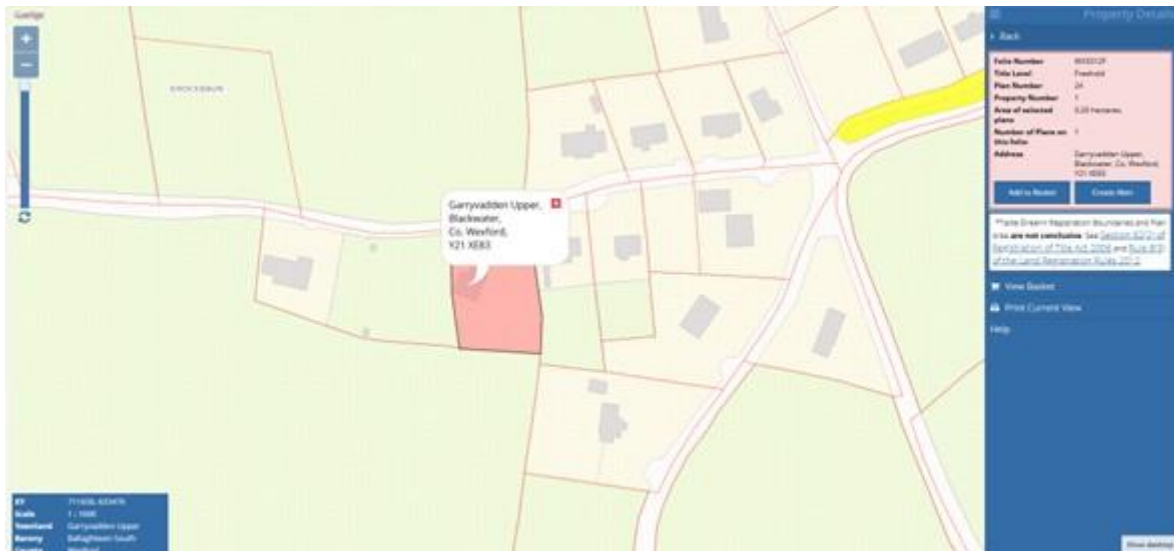
Ballyconnigar Beach

Blackwater Village Centre



Floor Plan





Folio WX3312F

Features

- Four bedroom detached red brick bungalow 98.2sqm
- Private mature site circa 0.494 acres
- 1km from Blackwater Village
- 4km from Ballyconnigar Beach
- Walking distance of local shop, post office, pub, primary school etc.

Directions

Coming from Curracloe direction heading in the direction of Blackwater at "Five Crossroad" take second small road to the left and the house is approximately 100 yards down on left hand side and marked with For Sale sign.

Coming from Blackwater Village in direction of Curracloe - drive up hill out of village, drive past GAA pitch on right hand side and at sharp left hand bend take second road to the right (road directly facing you) and the house is down this road on the left hand side.

BER No: 118545417

Services

Mains water, septic tank, oil fired central heating, double glazed windows and doors.

Viewings

Strictly by appointment with selling agent.

Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorised to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold or withdrawn from sale.