

Ref: P6699

BALLYCONNIGAR LOWER, BLACKWATER, CO. WEXFORD Y21 CA39



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An Impressive Detached Two Bed Cottage With Garage For Sale By Online Auction On Wednesday 4th October 2023 At 1PM



LOCATION:

This centrally located quant cottage, enjoys a stunning coastal location within walking distance of the award winning Tidy Towns', seaside village of Blackwater. Blackwater is a popular coastal village along the R742 with good range of shops, services, amenities and primary school. The property is located minutes from a choice of beautiful beaches at Ballyconnigar, Ballinesker & Curracloe and just 17km from Wexford Town, 19km from Enniscorthy, 31km south of Gorey and a 10 minute's drive from the M11 Dublin motorway leaving Dublin a comfortable 80 minute commute.



DESCRIPTION:

This detached single storied cottage oozes charm and character and presents in excellent condition throughout. This home provides bright living accommodation and would be suitable as either a primary residence or holiday home.

The property will have broad appeal across a variety of buyer types and first time buyers and investors will also be drawn. Accommodation comprises as follows:

Sitting Room:	4.5mx 3.5m	Carpet flooring, open fire & hot press
Kitchen/Diner:	3.6m x 3.1m	Marley flooring, fitted units, electric cooker & fridge
Bathroom:	3.4m x 1.6m	Fully tiled, W.C., W.H.B. & shower
Bedroom 1:	3.3m x 3.2m	Carpet flooring
Bedroom 2:	3.6m x 2.4m	Carpet flooring





SERVICES AND FEATURES:

Oil Fired Central Heating
Mains Water
Mains Sewage
Concrete Back Area
Property Extends To: 65m²
Built: 1760
Detached Garage



OUTSIDE:

This property benefits from a large garden area to the rear and a detached garage to the side offering generous storage space.

Highly Recommended Starter Property/
Investment Property



BER DETAILS:

BER: G
BER No. 116767732
Energy Performance Indicator: 560.99 Wh/m²/yr



Wonderful Opportunity To Acquire A Property In A Much Sought - After Coastal Location

GUIDE PRICE: €120,000

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