

FOR SALE

AMV: €295,000

File No.E554.CWM



‘Coastal lifestyle meets village convenience at this beautifully maintained detached home in the heart of Blackwater’

“Fern Cottage”, 13 Ashfield, Blackwater, Co. Wexford Y21 AX56

- Charming detached three-bedroom cottage-style home extending to approximately 122 sq. m., with a versatile ground-floor bedroom and ensuite.
- Superbly located in the heart of Blackwater, within walking distance of village amenities including shops, supermarket, pub, church and primary school.
- Enjoy an enviable coastal lifestyle, with Ballyconnigar’s beautiful sandy beach and the stunning Wexford coastline just approximately 3 km away.
- Exceptionally well maintained and ready for immediate occupation, with enclosed southerly-facing rear garden, dual side access, steel shed and off-street parking.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

“Fern Cottage”, 13 Ashfield, Blackwater, Co. Wexford Y21 AX56

Deceptively spacious and exceptionally well maintained, Fern Cottage offers c. 122 sq. m. of well-appointed accommodation, including the added convenience of a ground-floor bedroom with ensuite. Presented in excellent condition, tastefully decorated, this attractive home is ready for immediate occupation and is sure to appeal to first-time buyers, families, holidaymakers and those seeking a peaceful coastal lifestyle.

Located within the mature and private Ashfield development, Fern Cottage enjoys an enviable position right in the heart of Blackwater village. The village offers a wonderful balance of community and convenience, with a shop, supermarket, church, pub and primary school all within a short stroll. Beyond the village, the stunning Wexford coastline is close at hand, with the beautiful sandy beach at Ballyconnigar approximately 3 km away. The area offers an exceptional lifestyle, where beach walks, swimming, coastal adventures and relaxing by the sea can easily become part of everyday life.



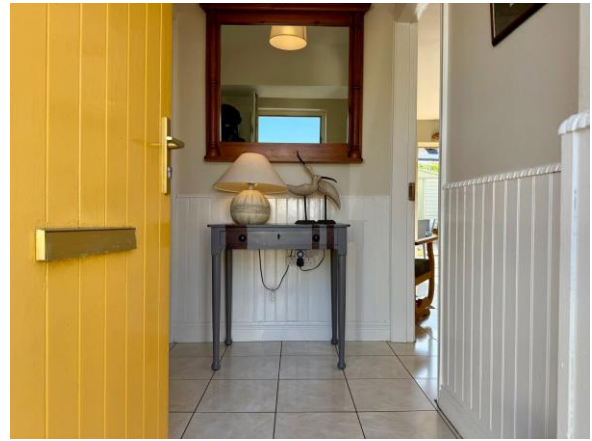
The accommodation extends to c. 122 sq. m. and comprises an entrance hall, open-plan kitchen and sitting room with feature open fire, and a spacious ground-floor bedroom with ensuite, complete with a newly installed electric shower. Upstairs are two further bedrooms, a family bathroom and a large hot-press providing excellent storage. The property is heated by oil-fired central heating with a Climote heating control system.

Outside, the property continues to impress. To the front is a concrete driveway and low-maintenance garden, with convenient side access on both sides of the house. The large enclosed rear garden is predominantly laid out in lawn and enjoys a lovely southerly aspect, creating an ideal setting for outdoor dining, entertaining or simply enjoying the sunshine. A steel shed provides useful additional storage, while the dual access adds further practicality.

Fern Cottage combines the comfort and convenience of a well-maintained modern home with the relaxed lifestyle of village and coastal living. With generous accommodation, a private garden, excellent local amenities and some of Wexford's finest beaches within easy reach, this is a wonderful opportunity to acquire a home in a highly desirable and established location.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.

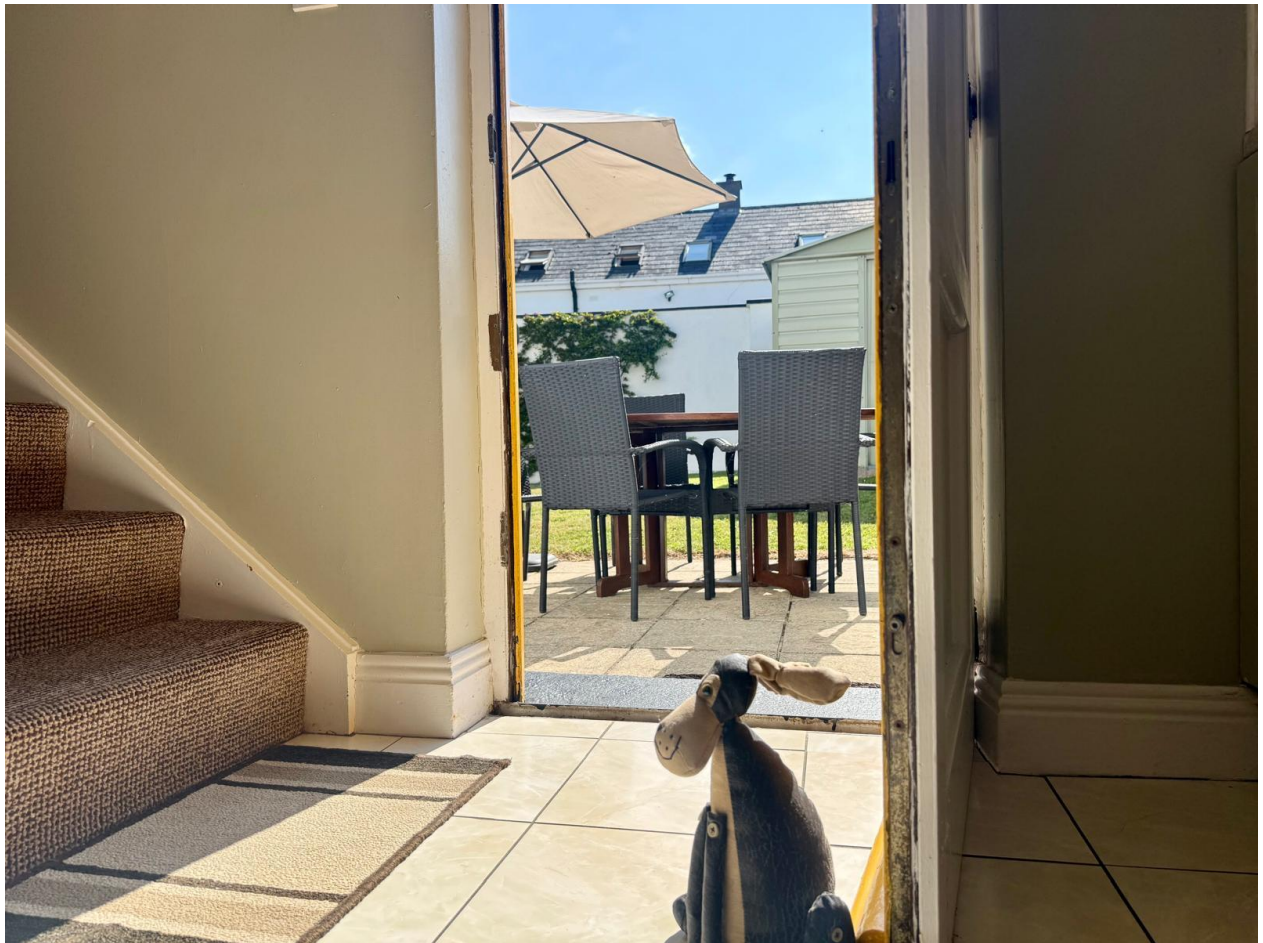




ACCOMMODATION

Entrance Hall	2.10m x 1.41m	Tiled flooring, half panel walls with decorative dado and coat rails.
<i>Door leading through to:</i>		
Kitchen	5.37m x 3.58m	Tiled flooring throughout, dual aspect with window overlooking front garden and driveway and window overlooking side gated entrance, fully fitted kitchen with floor and eye level cabinetry to include open shelves, wine racks, free standing fridge freezer, fitted Siemens washing machine, Beko dishwasher, Tricity Bendix electric oven under extractor fan overhead, double drainer stainless steel sink, tiled splashback, Climote control system for the upgraded oil fired central heating system, pedestrian door access leading out to the southerly aspect enclosed rear garden. Wall mounted crockery rack. Storage under staircase.
<i>From Central Hallway, door leading through to:</i>		
Sitting Room	5.38m x 3.85m	Solid timber pitch pine floors with open fireplace, cast iron surround and Liscannor stone hearth, dual aspect with window overlooking front garden and driveway and window overlooking rear garden, decorative coving throughout, tv points and electrical points.
<i>From the Kitchen, timber carpeted staircase leading to:</i>		









ACCOMMODATION

Bedroom 1 (Master Bedroom)	4.37m x 3.43m	Pitch pine timber floors, dual aspect with window overlooking front garden and window overlooking side footpath and greens.
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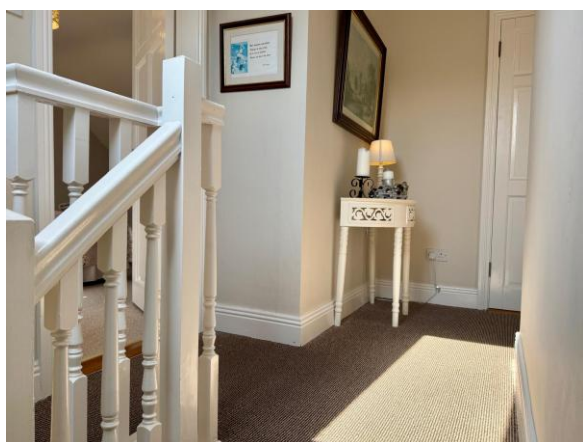
Door leading through to:

Ensuite	3.45m x 0.88m	Tiled flooring, half wall tiled surround, open shelf storage space, enclosed shower with floor to ceiling tile surround, Triton T90 sr electric shower, w.h.b and w.c.
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From the Kitchen, timber carpeted staircase leading to:







ACCOMMODATION

First Floor

Landing Area	2.45m x 1.56m (max)	Carpeted flooring, Velux overhead.
Bedroom 2	5.39m x 4.10m	Carpeted flooring throughout, dual aspect with window overlooking front garden and driveway and Velux to the southerly facing rear garden.
<i>Corridor leading to further Bedroom accommodation:</i>		
Corridor	3.35m x 1.14m	Carpeted flooring, hatch to attic overhead.
Hot-press	2.75m x 1.39m	Lino flooring, large amount of storage with open shelves, Hoover tumble dryer with space for all essentials.
Bedroom 3	5.42m x 3.38m	Carpeted flooring throughout, dual aspect with window overlooking front gardens and Velux on the southerly rear aspect.
Family Bathroom	2.20m x 2.10m	Timber like lino flooring, bath with floor to ceiling tile surround, bath with wall mounted shower faucet, Velux overhead, open shelves right and left of the w.c. and w.h.b with half wall tile surround and lighting overhead, chrome towel rail.

Total Floor Area: c. 122 sq.m / 1,313 sq.ft









Features

- Detached residence built in 2003
- Three bedrooms, two bathrooms
- Ground floor bedroom with ensuite
- Extending to c. 122 sq.m

Outside

- South Easterly Patio
- Steel Shed
- Enclosed rear garden with dual access
- Off street parking

Services

- Mains water
- Mains drainage
- OFCH (installed in 2022) with Climote
- Broadband Fibre connection available

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y21 AX56





Building Energy Rating (BER): C BER No. 104350772
Energy Performance Indicator: 173.82 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Sales Agent

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