

FOR SALE

AMV: €315,000

File No. E637.CWM



“Dolly’s Cottage”, Ballyvaloo, Blackwater, Co. Wexford Y21 H684 *‘Country Charm - Coastal Living - Generous Grounds’*

- Built in 1995, this detached three-bedroom home extends to c. 102 sq.m.
- Within easy reach to Blackwater Village, Ballyvaloo Beach and Ballyconnigar Beach.
- Generous c. 0.54-acre site with mature gardens.
- South-facing rear garden, Garden Room and side paddock.
- Substantial 46 sq.m. shed with power & water.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

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‘Country Charm - Coastal Living - Generous Grounds’

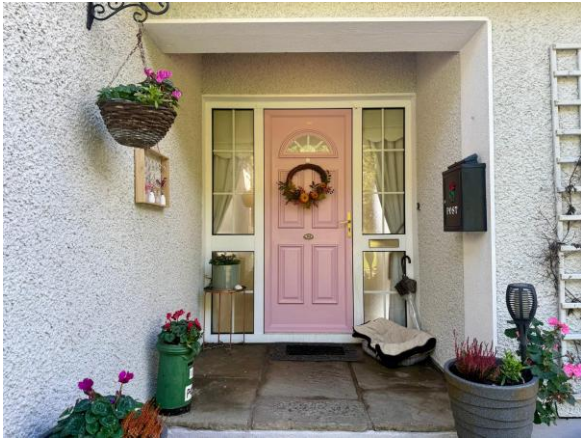
Kehoe & Assoc. are delighted to present Dolly’s Cottage, a charming three-bedroom detached residence set on a generous site extending to c. 0.54 acres in the peaceful countryside at Ballyvaloo, close to the popular coastal village of Blackwater. Built in 1995 and extending to c. 102 sq.m., this delightful home offers comfortable, well-proportioned accommodation complemented by mature gardens, excellent outdoor space and a substantial detached shed/workshop.

The property enjoys an attractive rural setting while remaining conveniently positioned for everyday amenities in Blackwater Village, with Wexford Town also within comfortable driving distance. This is an especially appealing location for those who enjoy the outdoors and the Wexford coastline, with a wonderful choice of sandy beaches nearby. Ballyvaloo Beach and Ballinesker Beach are within easy reach, while the magnificent coastline at Curracloe and the extensive sands of Curracloe Beach provide superb opportunities for walking, swimming and enjoying the coast throughout the year.

Accommodation begins with an entrance storm porch leading into the hallway. The sitting room is a particularly inviting space, featuring a bay window providing an abundance of natural light together with an open fireplace incorporating a back boiler. The kitchen/dining room forms the heart of the home and opens into a bright sunroom overlooking the gardens. The kitchen has been recently resprayed, giving it a fresh contemporary finish, and all kitchen appliances are included in the sale. The accommodation is completed by three bedrooms and a family bathroom, providing a practical and comfortable layout ideally suited to family living, retirement or use as a coastal country retreat.

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





ACCOMMODATION

Storm Porch 1.84m x 1.47m

Door leading through to:

Hallway 4.99m x 2.07m

Timber laminate flooring throughout, telephone point and plug points.

Door leading through to:

Sitting Room 6.08m x 3.32m

Timber laminate flooring throughout, feature bay window overlooking front garden, driveway and forestry, solid fuel fireplace with cast iron and tile insert and timber mantelpiece (back boiler).

From Central Hallway, door leading through to:

Kitchen/Dining Room 6.49m x 3.32m

Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinetry, recess lights, marble worktop with Belfast sink and chrome faucet, tiled splashback with window overlooking rear garden. Belling double oven, Belling four ring hob with extractor fan overhead, integrated Indesit dishwasher, ample pantry space, free standing Nordemende fridge freezer. Dining Area, second window overlooking rear south facing

Open alcove leading to:

Sunroom 3.41m x 3.11m

Tiled flooring throughout, window surround. Step down to French doors leading out to south facing garden.











ACCOMMODATION

Master Bedroom	3.80m x 3.64m	Bay window overlooking front gardens, timber laminate flooring throughout.
Bedroom 2	3.32m x 2.72m	Timber laminate flooring with window overlooking rear garden.
Bedroom 3	3.01m x 2.79m	Timber laminate flooring, window overlooking rear garden
Family Bathroom	2.40m x 1.78m	Tiled flooring with floor to ceiling tile surround, bath with Triton T90 sr electric shower overhead, w.h.b with built in cabinetry underneath and w.c.

Total Floor Area: c. 102 sq.m / 1,098 sq.ft







Features

- Built in 1995.
- Extending to c. 102 sq.m.
- Three bedrooms, one bathroom.
- Excellent access to the Wexford coastline.

Outside

- Site extending to c. 0.54 acres South-facing rear garden.
- Mature gardens and apple trees and Garden Room.
- c. 46 sq.m. shed/workshop with electricity and water.
- Tarmac driveway
- Side paddock.

Services

- Mains water.
- Septic tank.
- OFCH with new tank.
- Fibre broadband.

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 H864





Building Energy Rating (BER): D2 BER No. 105933485
Energy Performance Indicator: 294 kWh/m²/yr

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

Sales Agent

CATRIONA MURPHY

087 2427525

Email: catriona@kehoeproperty.com



Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: info@kehoeproperty.com



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