

FOR SALE

AMV: €350,000 (Fully Furnished)

File No.E292.CWM



“Ard na Mara”, Ballyconnigar Upper, Blackwater, Co. Wexford Y21 RD78

- A detached, elevated three-bedroom property in Wexford, boasting impressive sea views.
- Set in a private and peaceful location, ideal for spending endless hours enjoying the ever-changing seascape.
- Within walking distance—just 1km—to the beach and only 2.4km from Blackwater village.
- Positioned on an elevated site of approximately 0.7 acres, featuring lawned gardens, mature hedging, and a detached garage.
- Built in 2002, the property is a dormer-style home extending to c. 115 sq.m.
- Accommodation includes an entrance hallway, sitting room with solid fuel stove, kitchen/dining room, utility room, a ground-floor double bedroom, and a bathroom. Upstairs offers two spacious dual-aspect bedrooms with sea and countryside views, along with a shower room.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

“Ard na Mara”, Ballyconnigar Upper, Blackwater, Co. Wexford Y21 RD78

“Ard Na Mara” is beautifully positioned just 2.4km from Blackwater village, enjoying an elevated site that commands sweeping sea views. By night, the panorama becomes truly magical, with the Tuskar Lighthouse and distant town lights shimmering across the horizon. Accessed by a private laneway rising gently to the residence, the property sits on approximately 0.7 acres, offering exceptional peace and privacy in a setting where nature provides the only interruptions.

The location is ideal for lovers of the outdoors, with Ballyconnigar Upper Bay Beach only 1km away and easily reached on foot. Here, endless sandy walks and fresh sea air offer a wonderful escape. Whether you seek a holiday or weekend hideaway, a family retreat, or a tranquil work-from-home haven, “Ard Na Mara” delivers a rare balance of serenity and convenience.



Built in 2002, this dormer bungalow offers generous and well-designed living accommodation, achieving a current BER of C2 with clear potential to reach A2. The ground floor comprises a spacious entrance hall, a bright living room featuring a solid-fuel stove and sliding doors opening onto a sheltered concrete patio, and a large kitchen/dining area with adjoining utility. A double bedroom, family bathroom, and ample under-stairs storage complete the ground floor layout.

Upstairs, two large dual-aspect bedrooms provide superb natural light and countryside/sea views, while a centrally located shower room serves this level. Extending to approximately 115 sq.m. / 1,238 sq.ft., the home also offers excellent potential for further development to maximise the already impressive outlook.

“Ard Na Mara” is a rare opportunity to acquire a property in a spectacular coastal setting—one that promises tranquillity, potential, and a lifestyle many aspire to. An absolute must-see.

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



ACCOMMODATION

Entrance Hallway	5.29m x 2m	Tiled flooring, ample storage space under staircase and hot-press under staircase.
<i>Door leading through to:</i>		
Sitting Room	4.09m x 3.96m	Timber laminate flooring, dual aspect with large window overlooking front gardens and sliding door leading out to concrete sheltered patio space, Morse solid fuel stove with timber mantel surround.
Kitchen/Dining Room	5.47m x 3.26m	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, ample worktop space with tile splashback and large window overlooking side garden and Irish sea views, stainless steel sink double drainer, appliances include a Bosch dishwasher, De Dietrich electric oven with a Creda four ring hob with extractor fan overhead, solid timber doors ideal for respray and refurbishing, dual aspect with second window overlooking front gardens.
Utility Space	2.68m x 1.58m	Tiled flooring, built in cabinetry both floor and eye level, Nordmende fridge freezer with open shelves overhead, Beko washing machine and Creda dryer, worktop counter and open shelves overhead, door leading through to rear gardens.
Bedroom 1	3.96m x 2.97m	Timber laminate flooring, large window overlooking rear boundary and rear courtyard.
Bathroom	2.59m x 1.75m	Tiled flooring, open shower with mosaic tile and ground insert drainer floor to ceiling tile surround on shower, Triton T90sr electric shower, w.h.b with wall tile surround, mirror overhead and wall mounted mirror cabinetry and w.c.

Timber staircase leading to:





ACCOMMODATION

First Floor

Landing Area	2.42m x 1.47m	Tongued and grooved flooring.
Bedroom 2	5.12m x 3.27m	Tongued and grooved flooring, dual aspect with window overlooking side garden and horizon views, large window elevated overlooking rolling countryside views.
Family Shower Room	3.08mx (max) x 1.32m (max)	Tiled flooring, half wall tile surround, shower with enclosed glass door and Triton T90si, floor to ceiling ties, w.h.b with tiled walled back and w.c under Velux window.
Bedroom 3	5.12m (max) x 3.54m	Tongued and grooved flooring throughout, dual aspect with both windows overlooking rolling countryside views.

Total Floor Area: c. 115 sq.m. / 1,238 sq.ft





Features

- Built in 2002
- 3 Bedroom, 2 bathroom
- Extending to 115 sq.m / 1,238 sq.ft.
- Site area extending to c.0.7 acre
- Fully furnished

Outside

- Garage Roller door access and separate pedestrian access, halogen lights and electric points and concrete floors with workshop bench areas. 6.57mx 3.15m
- Elevated sea view locations throughout the gardens in law with mature boundaries surrounding

Services

- Mains water
- Biocrete treatment plant
- OFCH
- Fibre broadband 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 RD78

Ballyconnigar Beach



Building Energy Rating (BER): C2 BER No. 118823129
Energy Performance Indicator: 191.42 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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