

FOR SALE

AMV: €250,000

File No.E373.CWM



19 Bracken Hill, Blackwater, Co. Wexford Y21 D762

- Set in a private enclave of just 22 detached homes, Bracken Hill is a most popular development.
- Built in 1995 a detached two-storey with three bedrooms and three bathrooms extending to c. 95 sq.m / 1,022 sq.ft.
- Ready for immediate occupancy.
- Accommodation in brief comprises of entrance hallway, guest WC, spacious sitting room, kitchen/dining area, and a versatile ground floor bedroom ideal for guest accommodation or home office use. Upstairs includes two generous bedrooms, including a master ensuite, together with a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

19 Bracken Hill, Blackwater, Co. Wexford Y21 D762

A superb opportunity to acquire a vacant three-bedroom detached residence in the heart of the sought-after coastal village of Blackwater, Co. Wexford. Extending to approx. 95 sq.m., 19 Bracken Hill offers bright and well-proportioned accommodation together with a private rear garden and excellent potential for modernisation.

Accommodation briefly comprises entrance hallway, guest WC, spacious sitting room, kitchen/dining area, and a versatile ground floor bedroom ideal for guest accommodation or home office use. Upstairs includes two generous bedrooms, including a master ensuite, together with a family bathroom.

The property is ready for immediate occupation and presents an ideal opportunity for owner occupiers, holiday home buyers, or investors seeking to put their own stamp on a well-located home.



Bracken Hill is an exclusive development of just 22 detached homes situated within walking distance of Blackwater village and its excellent range of amenities including shops, cafés, pubs, primary school, church, GAA facilities, and public transport links. The renowned Wexford coastline and beaches are also within easy reach.

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





ACCOMMODATION

Entrance Hallway	3.16m x 0.99m	Tiled flooring throughout, electric fuse board
<i>Door through to:</i> Sitting Room	4.30m x 5m (max)	Timber laminate floor, double glazed pvc window overlooking front driveway, insert stove with timber mantel surround.
<i>Door leading through to:</i> Kitchen	5.86mx 3.00m	Timber laminate flooring, fitted kitchen with floor and eye level cabinets, dual aspect with double glazed pvc overlooking rear garden and aluminium window double glazed window overlooking the side garden, stainless steel sink and drainer with tiled splashback, pedestrian door leading through to rear garden.
Guest Bathroom	1.71m x 1.03m	Tiled flooring, w.h.b with tiled splashback and w.c.
<i>Off Central Corridor:</i> Ground Floor Bedroom	3.60m x 3.28m	Carpeted flooring, pvc double glazed window overlooking rear garden.
<i>From entrance hallway, timber staircase leading to:</i>		





ACCOMMODATION

First Floor

Landing Area	4.50m x 2.11m	Timber flooring throughout. Hot-press with ample storage shelves. Hatch to attic with Stira.
Master Bedroom	4.37mx 3.59m	Timber laminate flooring, built in wardrobes, pvc double glazed window overlooking front garden.
Ensuite.	2.38m x 0.98m	Tiled flooring, floor to ceiling tile surround, enclosed shower with Mira electric shower, w.h.b. and w.c.
Family Bathroom	2.10m x 1.98m	Tiled flooring, bath with tile surround and Triton Aqua Sensation electric shower overhead w.h.b. with tiled splashback and w.c.
Bedroom 2	4.36m x 2.90m	Timber laminate flooring and pvc double glazed window overlooking rear garden.

Total Floor Area: c. 95 sq.m. / 1,022 sq.ft





Features

- Walking distance to the village.
- Built in 1995.
- 3 Bedrooms, 3 Bathrooms.
- Extending to 95 sq m. / 1,022 sq.ft.

Outside

- End of cul de sac.
- Concrete drive to front
Patio and lawn area to the rear.
- Palm trees, mature planting, and shrubs.

Services

- Mains water
- Mains drainage
- OFCH
- 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 D762





Building Energy Rating (BER): D1 BER No. 104480165
Energy Performance Indicator: 234.24 kWh/m²/yr

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

Sales Agent
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