

FOR SALE

AMV: €250,000

File No.E249.CWM



“Maryville”, Church Road, Blackwater, Co. Wexford Y21 PX25

- “Maryville” is a beautiful cottage located in the heart of Blackwater Village, Co. Wexford within a short drive of numerous beaches and 15 minutes from Wexford town.
- Built in 1992, this 3-bedroomed detached cottage extends to c. 61 sq. m.
- The accommodation comprises: entrance hall, Living Area with open fire and open plan to kitchen, 2 bedrooms and a bathroom on the ground floor, staircase leading from the open plan is second sitting room or third bedroom.
- Viewings come highly recommended, to arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

“Maryville”, Church Road, Blackwater, Co. Wexford Y21 PX25

“Maryville” is a charming, detached cottage located right in the centre of Blackwater Village, Co. Wexford. Perfectly positioned within walking distance of local shops and amenities, the property is also just a short drive from several beautiful beaches and only 15 minutes from Wexford Town.

Built in 1992, this delightful three-bedroom, one-bathroom home extends to approximately 61 sq. m. and offers a cosy, well-designed layout throughout. The accommodation comprises an entrance hall leading to a bright living area with an open fire and an open-plan connection to the kitchen. There are two bedrooms and a family bathroom on the ground floor, while a staircase from the living area leads to a versatile second sitting room or optional third bedroom on the first floor.



Outside, the property features mature gardens, a gravelled driveway providing off-street parking, an enclosed garden laid out in lawn, and a useful garden shed. The setting offers both privacy and convenience, making it ideal as a permanent residence, holiday home, or weekend retreat.

Services at Maryville include mains water, mains drainage, oil-fired central heating (OFCH), and high-speed fibre broadband. This is a wonderful opportunity to acquire a character-filled cottage in one of Wexford's most sought-after coastal locations.

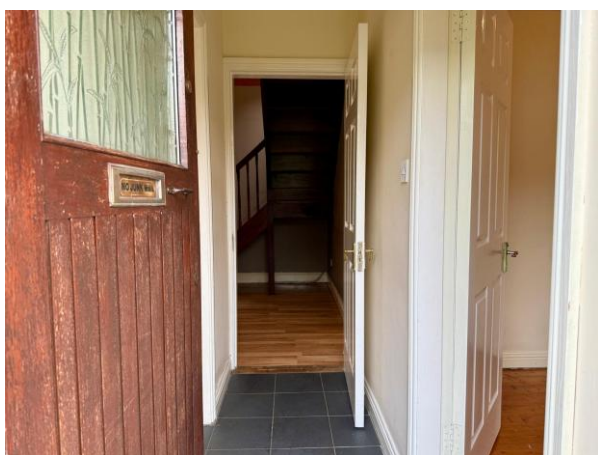
It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



ACCOMMODATION

Entrance Hall	2.39m x 0.89m	Tiled flooring.
Bedroom 1	3.42m x 2.41m	Tongued and grooved flooring, window overlooking front gardens.
Bedroom 2	3.33m x 3.04m	Timber laminate flooring, window overlooking rear garden.
Open Plan Living Area	5.544m x 3.05m	Timber laminate flooring, feature red brick fireplace with open fire, vaulted ceiling with Velux overhead and timber cladding roof, French doors leading through to the south easterly facing gardens.
Kitchen Area	2.99m x 2.58m	Fully fitted kitchen with floor and eye level cabinetry, ample worktop space, stainless steel sink and drainer under window overlooking front gardens, integrated Whirlpool dishwasher, Zanussi washing machine, Whirlpool electric oven, four ring electric hob under extractor fan and under counters fridge freezer.
Family Bathroom	2.39m x 1.70m	Tiled flooring, bath with Myra Vigour thermostatic shower overhead, w.h.b with mirror and lighting overhead, w.c., privacy glass window overlooking front gardens.

From the open plan living area, mahogany staircase leading to:







ACCOMMODATION

First Floor

Landing

Large Hot-press

1.80 x 1.03m

Open shelves.

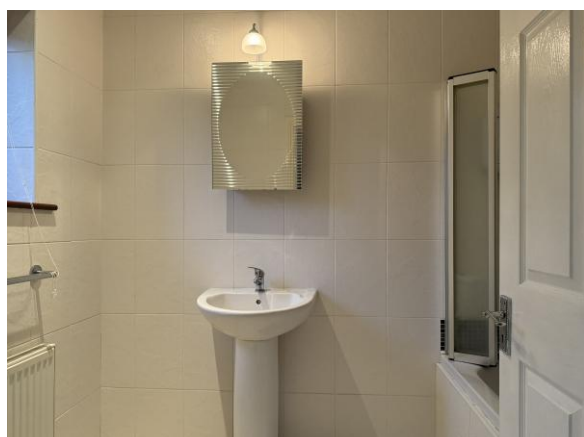
Second Sitting

3.35m x 3.07m

Tongued and grooved flooring, Velux overhead with integrated blackout blind, double glazed timber window overlooking side garden.

Room/Bedroom 3

Total Floor Area: c. 61 sq.m / 657 sq.ft





Features

- Detached cottage
- Located in the centre of Blackwater village
- 3 Bedroom, 1 bathroom
- Extending to c. 61 sq. m
- Built in 1992

Outside

- Walking distance to shops and local amenities
- Mature gardens
- Off street parking with gravelled driveway
- Enclosed garden in lawn
- Garden shed

Services

- Mains water
- Mains drainage
- OFCH
- 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 PX25



Building Energy Rating (BER): E1 BER No. 101991727
Energy Performance Indicator: 317.61 kWh/m²/yr

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

Sales Agent

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141