

Place your Property with

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT

Mobile: +353 (0)86 2071543

Email: info@bernadettedenby.com

www.bernadettedenby.com



FOR SALE BY PRIVATE TREATY

Ballinaslaney, Oylegate, Enniscorthy, County Wexford, Y21 HP73

BER B3

FIVE BEDROOM DORMER



Guide Price €330,000.00

- Circa 2,500 sq.ft.
- 1 km from Oylegate Village
- Located close to Enniscorthy by-pass ideal for commuters
- Landscaped gardens
- Large detached garage to rear
- Fully wired for alarm



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Built 2009/2010 and set on circa 0.6177 acres this lovely five bedroom dormer property offering spacious family living set in an idyllic setting only 1 km from Oylegate Village, 11.8 km from Enniscorthy and 11 km from Wexford Town. The property is only 1km from the village of Oylegate and is within easy reach of the new Enniscorthy bypass, making Dublin accessible in 1hr 30 mins.

Just down the road 100 metres is St. David`s Well and Oylegate village offers amenities such as post office, shop, pub, church, and primary school with secondary schools available in Enniscorthy and Wexford Town. There are also Creche, Montessori, and after school services nearby.

The property itself is designed with well proportioned rooms offering great living space for a growing family. Built to a high standard and in excellent condition throughout viewing of this property is highly recommended. Set back from the road on an elevated site there are lovely views of the countryside and to the rear there is a large insulated detached garage with storage rooms and attic space.

Entrance Hallway 4.07m (13'4") x 2.05m (6'9")

Lovely spacious entrance L shaped hallway with laminate timber flooring, large double doors to hot press 1.60m x 1.40m with insulated water tank and shelving. Front entrance area 4.70m X 2.53 and long hall section 5.67 x 1.00 Doors to:

Living-room 6.23m (20'5") x 4.21m (13'10")

This room is located to the front of the house and is a great family room. Side window and large bay window to the front to enjoy the beautiful views and sun light. Open fireplace with marble hearth and insert with timber surround. Laminate timber flooring, TV point.

Kitchen/Dining 7.03m (23'1") x 3.34m (10'11")

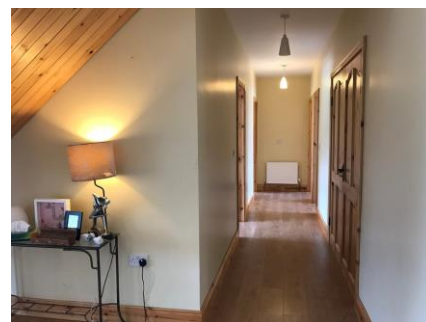
To the rear of the property this room is the hub of the house. The kitchen area has eye and waist level fitted presses, display cabinets, integrated dishwasher, extractor, ceramic hob, oven, stainless steel sink, fridge freezer and breakfast counter. The dining area has french doors to side of house and double doors leading to sun-room. There are recessed ceiling lights and a solid fuel stove to add a cosy atmosphere.

Sun-room 4.11m (13'6") x 4.06m (13'4")

With ceramic floor tiles, vaulted ceiling, and french doors to rear yard.

Utility-room 2.71m (8'11") x 1.65m (5'5")

Accessed directly from kitchen this room has eye and waist level fitted presses, stainless steel sink, plumbed with washing machine and dryer. Door to rear yard.



Bedroom 1 3.56m (11'8") x 3.41m (11'2")

Located on the ground floor to the front of the house this room enjoys lovely views of the rolling countryside. With laminate timber flooring and TV point this is a great kids bedroom.

Bedroom 2 5.39m (17'8") x 4.7m (15'5")

Located to the front of the house this could be your master bedroom. A lovely spacious room with large bay window offering lovely views of the countryside to the front of the house. With laminate timber flooring, TV. point and door to:

Ensuite Shower-Room 2.53m (8'4") x 1.02m (3'4")

With floor to ceiling ceramic tiles, Triton T90Z Electric Shower, w.h.b., & w.c.

Bedroom 3 3.82m (12'6") x 3.77m (12'4")

Located to the rear of the property with laminate timber flooring, TV point.

Family Bathroom 3.42m (11'3") x 2.25m (7'5")

This is a great family bathroom lots of space, tiled shower stall with power shower, feature bath with splashback wall tiles, w.h.b. and w.c.

1st Floor Landing 3.87m (12'8") x 1m (3'3")

With carpet to floor and velux roof window

Bedroom 4 6.12m (20'1") x 4.12m (13'6")

Carpet to floor with large velux roof window to the rear and dormer to the front to get the full aspect of the surrounding area. Door to attic storage area 2.75 x 2.51 with carpet and ideal for additional storage.

En-suite Bed 4 1.89m (6'2") x 1.77m (5'10")

This room with velux roof window has been plumbed with shower tray and is ready for tiling and completion with w.h.b., and w.c.

Bedroom 5 6.12m (20'1") x 4.12m (13'6")

With large velux roof window to the rear and dormer to the front to enjoy the lovely views. Carpet to floor and doors to: attic storage 2.75 x 2.5 with carpet to floor. Doors to:-

En-suite Shower-room 1.89m (6'2") x 1.77m (5'10")

With velux roof window, plumbed and ready for installation of shower, w.h.b. & w.c, and tiling.

Walk-In Wardrobe 2.03m (6'8") x 1.07m (3'6")

With rail and storage spaces.

Detached Garage 9.05m (29'8") x 5.05m (16'7")

Located to the rear of the property with roller door to front, windows to side and side door access. With small shelved storage rooms to side and rear and stairs to floored attic area for additional storage all fully insulated and wired.



Services:

Electricity, Private Water Well, Sewerage Treatment System, Double Glazed Windows & Doors throughout.

Contents Included:

Contents included in sale are all standard fixtures, fittings, appliances in kitchen, and utility, curtains & blinds.

BER CERT:

BER No: 111098414

Directions:

From Wexford head out on N11 in the direction of Enniscorthy passing Ferrycarrig Hotel and drive for approximately 6km and take a left onto the L6077, drive down this road for approximately 1.4km and the property is on your right hand side and marked with a For Sale Sign.

From Enniscorthy head in the direction of Oylegate, drive through village and take the 1st right follow this road down to the left and keep left on L6077 and the property is just past St. David's Well on left hand side.



Viewings Strictly By Appointment
Contact: Bernadette Denby 0862071543

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Email: info@bernadettedenby.com Website: www.bernadettedenby.com