



BW/R801/HSP

FOR SALE BY PRIVATE TREATY

OYLEGATE, ENNISCORTHY, CO. WEXFORD Y21 KW86

**Fully refurbished detached 2-bed bungalow just outside Oylegate village.
Walk to all amenities and bus services. Minutes from the M11.**



BER C1

Offers in Excess of: €275,000

This recently refurbished and renovated detached two-bedroom bungalow extends to approximately 70 m². and is positioned on a low maintenance site within a short stroll (via footpath), to Oylegate village, a lively and thriving community offering a range of amenities with access to pubs, takeaway, supermarket, post office, national school, church, as well as several bus services to Dublin and Wexford, making it an ideal location for daily living. The bungalow has undergone a comprehensive transformation, featuring all new plumbing, updated electrics, and complete redecorating throughout. Additional upgrades include the installation of a new combi boiler and Tricel septic system, making the property move-in ready. These high-ticket enhancements allow the buyer to focus on personalising the space according to their tastes and requirements. In addition, it is just a ten-minute drive from both Wexford and Enniscorthy towns, offering a wide array of amenities. Its proximity to the M11 motorway allows for convenient access to South Dublin, with travel time just over an hour by car. For those who enjoy the coast, beautiful Curracloe Beach is only twenty minutes away, providing the perfect escape for beach lovers. The property is perfectly suited for a range of potential purchasers, including first-time buyers eager to step onto the property ladder, investors seeking attractive buy-to-let opportunities, and those considering downsizing to a more manageable home.

IDEAL FOR STARTER/RENTAL OR DOWNSIZING PROPERTY

Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement of fact. The vendor does not make or give, nor is Brian Wallace Auctioneer or its staff authorized to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith are believed correct, but any intending purchaser or tenant should not rely on them as statements or inconsistency between these particulars and the contract for sale, the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

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Accommodation:

Entrance Hallway	1.38m x 1.14m	laminate floor, solid PVC entry door.
Back Porch/Entry	1.80m x 1.15m	laminate floor.
Living Room	4.93m x 4.40m	laminate floor, double windows.
Kitchen/Dining	4.14m x 3.04m	laminate floor, new Shaker-style cabinets, laminate countertops.
Bedroom 1	3.66m x 3.12m	laminate floor.
Bedroom 2	3.65m x 3.34m	laminate floor.
Shower Room	3.63m x 1.21m	tiled floor, enclosed tiled shower, WHB & WC.

Property Features & Services:

- Fully refurbished 2-bed bungalow of c 70 m² on the outskirts of Oylegate village.
- All new plumbing, electrics, heating, combi boiler and septic system.
- All new under floor radon barrier.
- Tile roof, external PVC doors, white PVC fascia, soffit and double-glazed windows.
- Walled entry way with stone driveway and ample parking. Low maintenance site.
- Minutes' walk to all amenities of Oylegate village via footpath.
- 12km to Wexford town, 11km to Enniscorthy town and just 2.5km to the M11 motorway.
- 20 minutes from Curracloe Beach.
- Mains Water, Tricel septic system, O.F.C.H., combi boiler, fibre broadband available.

Property Images:



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