

For Sale

Asking Price: €335,000

**Sherry
FitzGerald**
O'Leary Kinsella



6 Kyle Meadow, Oulart,
Gorey, Co. Wexford,
Y25 E516

BER B3

sherryfitz.ie



Presenting this charming 4-bedroom detached house in a peaceful village setting of Oulart and conveniently located 15km away from Wexford's finest blue flag beach, 20kms to Wexford town and 21kms to Gorey town.

A host of amenities lie on your doorstep in the village such as supermarket, pubs, a Church, a community centre, a primary school and other entertainment and activities.

Extending to 1507 sq ft (approx.), this property offers a bright and inviting ambiance throughout, coming fully furnished, making it move-in ready for its new occupants. This generous residence is split over two levels, providing the perfect combination for entertaining and relaxing with the large enclosed rear garden.

This home provides bright and spacious accommodation and meets the needs for any growing family. The ground floor accommodation briefly comprises of a large sitting room, kitchen/dining, utility room, guest WC and sunroom. The first floor has four bedrooms including the Master Bedroom which enjoys its own Ensuite and a family bathroom.

To the front, the property is well maintained with parking for two cars, while the rear of the property boasts a large lawn and patio. There is also room for extension to side of house, subject to planning.

With ample space for a growing family or those who enjoy entertaining, this property ticks all the boxes for a cosy and welcoming living environment. Don't miss the opportunity to make this delightful house your new home. Contact us today to arrange a viewing.



Accommodation

Entrance Hall 4.31m x 3.07m (14'2" x 10'1") at widest point: tile flooring

Sitting room 5.28m x 4.11m (17'4" x 13'6") at widest point: tile flooring, feature fireplace with solid fuel stove, feature bay window

Kitchen/dining 3.67m x 6.52m (12' x 21'5") at widest point: tile flooring, fitted kitchen units, electric hob, electric oven, dishwasher, opening to sunroom

Sunroom 2.93m x 3.01m (9'7" x 9'11"): tile flooring, sliding door to rear garden

Utility Room 2.13m x 2.29m (7' x 7'6"): tile flooring, fitted storage units, plumbed for washing machine and dryer

Guest W.C. 1.40m x 1.67m (4'7" x 5'6"): tile flooring and walls, WC, wash hand basin

First floor

Landing 1.10m x 3.80m (3'7" x 12'6") at widest point: carpet flooring

Bedroom 1 3.60m x 2.90m (11'10" x 9'6"): carpet flooring

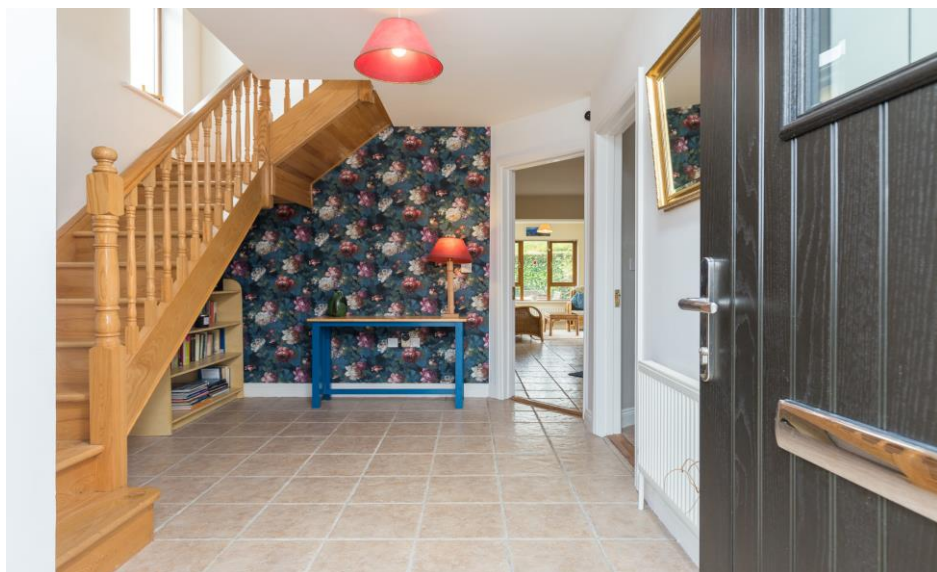
Bedroom 2 3.60m x 2.60m (11'10" x 8'6") at widest point: carpet flooring

Bedroom 3 3.60m x 2.90m (11'10" x 9'6"): carpet flooring

Master Bedroom 4 4.30m x 4.00m (14'1" x 13'1") at widest point: carpet flooring

Ensuite 1.70m x 1.60m (5'7" x 5'3"): tile flooring and walls, shower, WC, wash hand basin

Bathroom 2.20m x 1.80m (7'3" x 5'11"): tile flooring and walls, shower, WC, wash hand basin





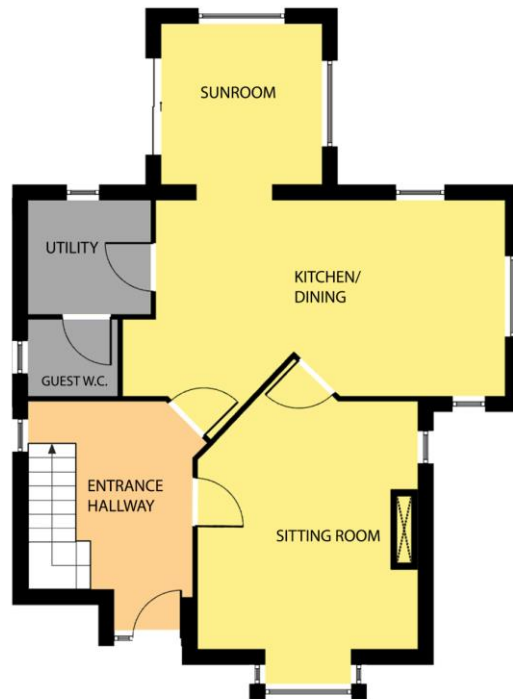
Special Features & Services

- Detached 4 bedroom dwelling c. 1507 sq ft
- Private site with mature trees and hedging
- Ideal location only 10km from the M11

BER BER To be confirmed, BER No. To be confirmed



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: SHOWCASE IMAGES.IE

Directions
Y25 E516

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: SHOWCASE IMAGES.IE



NEGOTIATOR

Declan O'Leary
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

SOLICITOR

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001510