

# For Sale

Asking Price: €360,000



Raheenduff, Oulart, Gorey,  
Co. Wexford, Y25 D882

BER C1

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This charming country dwelling, 7km from Kilmuckridge is in the perfect location for easy access to Wexford's stunning coastline Morriscastle beach being within 10 minutes' drive, while in close proximity to the bustling town of Enniscorthy town, 20 Minutes from Gorey and Wexford town and 5 minutes from Oulart village. The property is also within close proximity to the N11 motorway.

This appealing detached family residence extends to 1842sq ft approx. and is well presented throughout.

This generous family home provides bright and spacious accommodation and meets the needs for any growing family with light filled reception rooms and generous bedroom proportions. The accommodation briefly comprises of three bedrooms, a sitting room, a kitchen/dining room, sunroom, there is a family bathroom, a shower room and a utility on the ground floor. The first floor comprises a further two rooms including a playroom with a shower room.

Outside, there is a gravel driveway with ample parking, a lawn to the front and the rear with mature hedging surrounding the site.

Viewing is highly recommended and would make a great family home.



## Accommodation

**Entrance Hall** 4.34 (14'3")m x 2.32 (7'7")m at widest point: laminate wood flooring

**Sunroom** 2.40 (7'10")m x 2.40 (7'10")m at widest point: laminate wood flooring

**Kitchen/Dining Area** 4.00 (13'1")m x 5.98 (19'7")m at widest point: tile flooring and backsplash, fitted kitchen units, recessed lighting, archway to sunroom

**Sitting Room** 4.62 (15'2")m x 5.21 (17'1")m at widest point: laminate wood flooring, feature open fireplace, feature bay window

**Utility Room** 2.23m x 1.76m (7'4" x 5'9"): linoleum flooring, fitted storage units, plumbed for washing machine and dryer

**Master Bedroom** 3.07m x 3.82m (10'1" x 12'6"): laminate wood flooring

**Bedroom 2** 4.34m x 3.27m (14'3" x 10'9"): laminate wood flooring

**Bedroom 3** 2.94m x 3.25m (9'8" x 10'8"): laminate wood flooring

**Shower Room** 1.55m x 1.60m (5'1" x 5'3"): tile flooring and walls, shower, WC, wash hand basin

**Bathroom** 2.94m x 1.91m (9'8" x 6'3"): laminate wood flooring, tile bath, bath, WC, wash hand basin

### First Floor

**Landing** 3.71 (12'2")m x 4.12 (13'6")m at widest point:

**Playroom** 3.55 (11'8")m x 3.95 (13')m at widest point: laminate wood flooring, inbuilt wardrobes, in built shelving

**Shower Room** 2.77 (9'1")m x 2.02 (6'8")m at widest point: tile flooring and walls, shower, WC, wash hand basin

**Study** 3.67 (12')m x 3.76 (12'4")m at widest point: laminate wood flooring, velux window



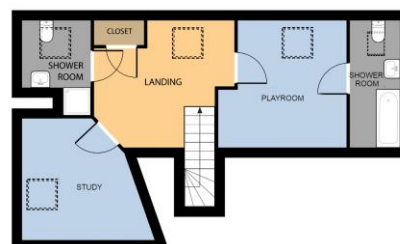


### Special Features & Services

- Spacious detached accommodation of approximately 171.2 sq m approx.
- In excellent condition with a modern & stylish finish. Standing on beautiful large, landscaped Gardens and grounds.
- High ceilings with tasteful coving in each room downstairs.
- Kitchen is plumbed for a stove
- Large detached Garage with sewerage and water connected.
- Very central location, roughly 10 minutes from Morristcastle beach, 5 minutes from Oulart village, 20 minutes from Gorey and Wexford town, close to the N11 motorway.
- Private site surrounded by well-maintained hedges with a mature garden with ample green space.
- Services include :
  - Oil fired central heating, private well and sewerage system.
  - Open fire in sitting room
  - Fibre Optic broadband on the road



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 errors, omissions, or mis-statements. The 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.

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**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](http://sherryfitz.ie)

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