

FOR SALE

AMV: €299,000

File No. C943.CWM



“La Paz”, Ballinaslaney, Oylegate, Co. Wexford Y21 XP96

- A restful location adjacent to a slumber stream in Ballinaslaney known for the infamous St. Davids Well.
- A superbly presented 2 bed detached bungalow with detached garage
- Accommodation extending to c. 60 sq.m. / 646 sq.ft.
- Manicured site extending to c. 0.37 acres with a stream boundary, in a sun trap valley
- Accommodation briefly comprises, storm porch, entrance hallway, living room, kitchen/dining area, 2 bedrooms, family bathroom, hot-press.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

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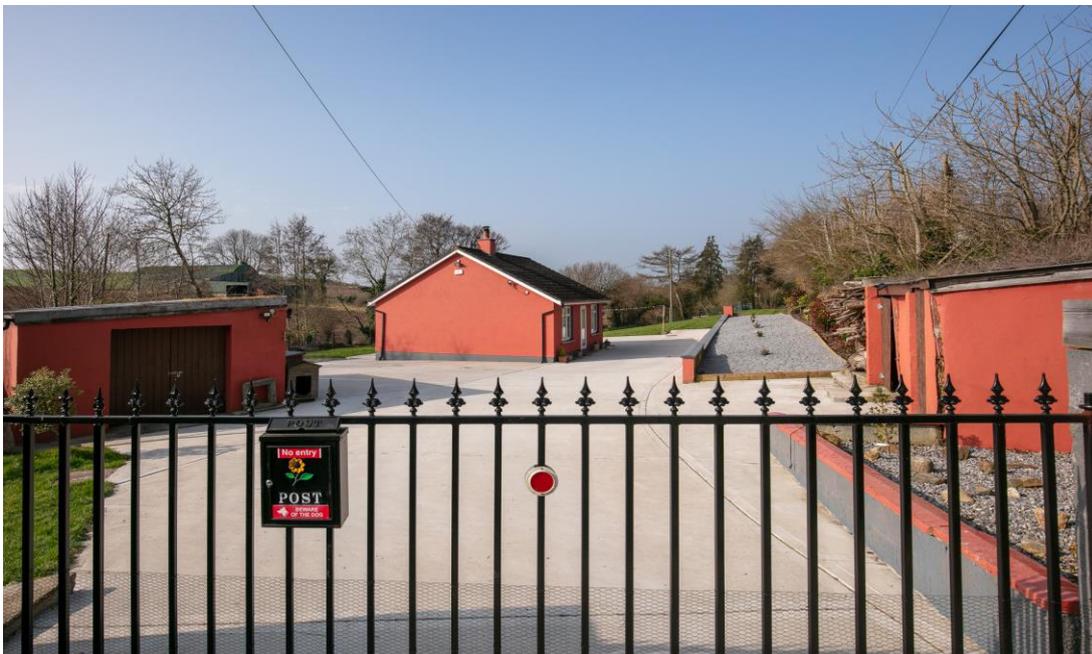
This restful property is located adjacent to St Davids Well, a well-known pilgrim site and wrapped by a slumber stream creating a sense of peace and serenity.

All of which is short distance from the village of Oylegate with all amenities available including two pubs, take away, shop, post office, primary school, crèche, GAA club, soccer club and much more.

On arrival to the property, you are welcomed by the sound of water from the stream falling and ample parking space in a concrete drive leading to gardens in lawn. Built in the early 1990's the house is compact and well-appointed accommodation including a sitting room, with solid fuel stove supplemented by back boiler, kitchen with new flooring tiled and new fitted kitchen. Two bedrooms with expansive storage including slide robes and separate drawers and presses and finally a family bathroom and hot-press. An energy efficient home with three zones for hot water (thermal solar panels) and radiators on oil / bb with a single thermostat and all rads are TRV controlled. The heating systems is supported with Megnaclean to boost its efficiency. All of which expands to c. 60sqm / 645sqft. The site allows for an extension to expanding the living space if so desired.

All in all this neat property offers much for a first-time purchaser, someone downsizing or indeed a retreat get away for the weekends.

Must be viewed to be fully appreciated. To arrange a suitable viewing contact the sole selling agents Kehoe & Assoc. on 053 9144393.



ACCOMMODATION

Storm Porch	1.16m x 0.72m	Tiled flooring, steps up into entrance hallway.
Entrance Hallway	4.25m x 1.17m	Part tiled / part-laminate flooring, alarm panel and attic access. Hot-press with dual immersion water heater.
Living Room	3.68m x 3.57m	Timber laminate flooring, feature fireplace with Henley inset stove with cast iron insert and polished stone surround, back boiler and black marble hearth. T.V. point, large window overlooking front garden.
Kitchen/Dining Area	3.57m x 3.17m	Tiled flooring, large window overlooking front garden, side window overlooking concreted area & lawns extending to stream. Floor & Bespoke eye level cabinets, ample counter space, tiled splashback, double drainer sink, plumbed for washing machine, larder press surrounding space for fridge-freezer, extractor fan over space for electric hob (please note the following appliances are not included in the sale, Siemens induction hob, Siemens double oven, Siemens fridge-freezer, Whirlpool washing machine).
Master Bedroom	3.60m x 2.99m	Timber laminate flooring, Sliderobes, built-in drawers & presses. Window overlooking rear garden towards stream.
Bedroom 2	3.59m x 2.99m	Timber laminate flooring, Sliderobes, large presses with drawers and ample storage space. Window overlooking rear garden towards stream.
Family Bathroom	2.36m (max) x 2.07m (max)	Tiled flooring, enclosed shower with glass door & Mira Vigour electric shower, floor to ceiling PVC cladding surround on shower wall and side wall, w.c., w.h.b with tiled splashback, mirror & light overhead.

Total Floor Area: c. 60 sq.m. / 646 sq.ft.



Features

- Built in 1990's
- 2 bed, 1 bathroom
- Extending to c. 60 sq.m / 646 sq.ft.
- Sun-trap site of 0.37 acres.
- Nestling around a slumber stream
- 5 minutes from the M11 Motorway
- 10 minutes from both Wexford & Enniscorthy Town.
- Short distance to Oylegate Village.

Outside

- Neatly manicured c. 0.37 acre
- Slumber stream on the boundary
- Two outhouses for coal & timber
- Detached garage reroofed in 2023 (c. 28 sq.m.) with electricity
- Enclosed with fencing surrounding the entire site.

Services

- Percolation septic tank, emptied in 2022
- Mains water
- OFCH with back boiler serviced in 2025
- Zoned heating
- Thermal solar panels
- Phone line
- Fibre broadband available.
- Alarm with sensors on battery pack which is wireless

Please Note: The following appliances are not included in the sale; curtains, Siemens induction hob, Siemens double oven, Siemens fridge-freezer and Whirlpool washing machine.

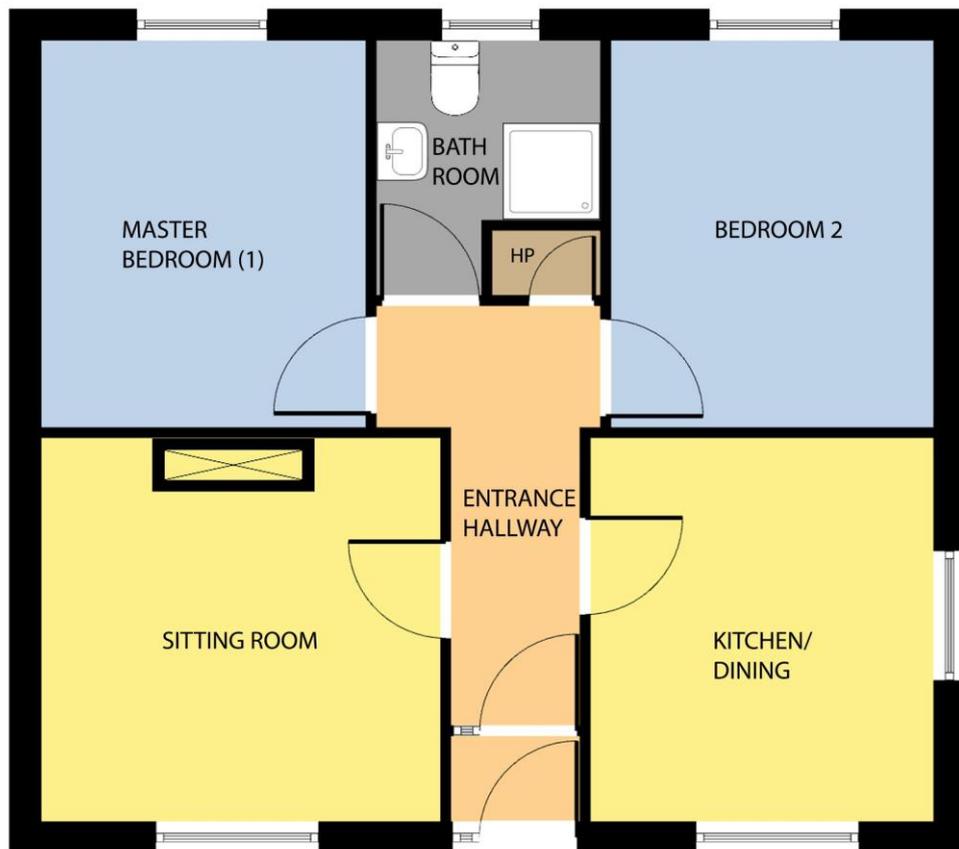
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393

Directions: Traveling from Wexford town ring road continue on the N11 towards Oylegate. On entering the village take the left turn for "Ballinaslaney/ St Davids Well" in 300mtrs stay left (signposted for St Davids Well) In 900m you will arrive at St Davids Well and take a right down the hill. The property for sale is 150mtrs on the left-hand side.
Eircode Y21XP96





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.

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Building Energy Rating (BER): C3 BER No. 107571994

Energy Performance Indicator: 203.59 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

