

For Sale

Asking Price: €440,000

**Sherry
FitzGerald**
O'Leary Kinsella



Coolamain, Oilgate,
Enniscorthy, Co Wexford,
Y21 KD52



sherryfitz.ie



Exceptional 4 Bedroom Detached Residence on c. 1.53 Acres

Sherry FitzGerald O'Leary Kinsella are delighted to present this impressive detached bungalow extending to approximately 200 sq.m. (2,153 sq.ft.), occupying a beautifully landscaped site of c. 1.53 acres in a peaceful countryside setting just outside Oylegate.

Offering spacious, light-filled accommodation throughout, this superb family home combines generous living spaces with privacy and convenience. The property is surrounded by mature lawns and enjoys a tranquil woodland backdrop, while remaining within easy reach of local amenities, the M11 motorway and Wexford town.

The accommodation briefly comprises a welcoming entrance hallway, a spacious sitting room with feature fireplace, an open-plan kitchen complete with island unit, a bright dining area overlooking the gardens, with a second reception area and a sun room, utility room, four generously proportioned double bedrooms, including a master bedroom with en-suite, and a large family bathroom.

Externally, the property is approached by a sweeping gravel driveway with ample parking, beautifully maintained lawns and mature planting. The substantial site offers excellent privacy with the benefit of adjoining woodland, creating a peaceful rural retreat while still being conveniently located.



Ideally positioned, the property is approximately 7 minutes from Oylegate Village, where a range of everyday amenities are available, while the M11 motorway is just 6 minutes away, providing excellent connectivity to Wexford, Enniscorthy and Dublin.

This is an ideal opportunity for those seeking a spacious family home in a private countryside setting without compromising on accessibility.

Accommodation

Hallway 12.5m x 2.1m (41' x 6'11"):

Entrance Hall 1.9m x 4.6m (6'3" x 15'1"):

Living Room 4.4m x 5.9m (14'5" x 19'4"):

Kitchen/Dining Room 5.3m x 4.9m (17'5" x 16'1"):

Sitting Room 3.6m x 3.5m (11'10" x 11'6"):

Sun Room 3.8m x 3.5m (12'6" x 11'6"):

Utility Room 3.1m x 3.6m (10'2" x 11'10"):

W.C. (Walkin Closet) – 1.2 (3'11")m x 3.5 (11'6")m:

Master Bedroom 4.5m x 3.5m (14'9" x 11'6"):

En-suite 2.8m x 1.2m (9'2" x 3'11"):

Bedroom 3 4.0m x 3.6m (13'1" x 11'10"):

Bedroom 2 4.6m x 3.5m (15'1" x 11'6"):

Bedroom 4 3.8m x 3.6m (12'6" x 11'10"):

Main Bathroom 2.5m x 3.6m (8'2" x 11'10"):





Special Features & Services

- Two reception rooms along with a sunroom.
- Four large double bedrooms. (one en-suite).
- C. 1.53 acres partially boarding forestry providing privacy.
- Approx. 6 minutes to the M11 motorway.
- Services
- Private water, private sewerage. fibre broadband available.

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





TOTAL: 200 m²
 1st floor: 200 m²
 EXCLUDED AREAS: STORAGE: 3 m², WALLS: 11 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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