

For Sale

Asking Price: €385,000

**Sherry
FitzGerald**
O'Leary Kinsella



Roperstown, Oilgate,
Enniscorthy,
Co. Wexford. Y21 EK25

BER C1

sherryfitz.ie



'Aigne' is a bright, airy, spacious, 4-bedroom, (3 bathrooms) delightful bungalow set just a few minutes' drive from both the M11 motorway to Dublin and Oilgate village, 10-minutes from Enniscorthy and 15 from Wexford Town, set in c. 0.71 acres of privacy-affording beautifully-maintained mature garden, a haven for birds and butterflies.

Built in 1987, an extension and refurbishment in the early 2000s created a new light filled home with kitchen, sunroom & second utility area, office - or fifth bedroom - and an extensive master bedroom, with en suite, floor-to-ceiling slide robes, vanity area, walk-in wardrobe and stunning bay window. This innovative layout effectively gives master bedroom occupants their own wing at night. The further three double rooms, shower room & bathroom complete this home.

All three east-facing bedrooms benefit from morning light & gorgeous green views. This home enjoys complete privacy afforded by the curved driveway and mature garden. The skylit double-height sunroom and decking enjoy all-day warmth and light.

Ample off-road parking, a detached garage and lush sweeping lawn complete this warm and welcoming home.

View and be extremely impressed!



Accommodation

Entrance Hall 4.20 (13'9") m x 2.40 (7'10") m at widest point: With laminate wood flooring and door to

Sitting Room 3.90m x 4.50m (12'10" x 14'9"): Lovely room with carpet flooring, feature fireplace with solid fuel stove, in build storage and shelving.

Kitchen/Dining 4.00 (13'1") m x 6.30 (20'8") m at widest point: A light filled room with solid wood flooring, a fine array of fitted kitchen units, electric oven, electric hob, integrated dishwasher, integrated fridge freezer. Arch to

Utility Room 2.10m x 1.60m (6'11" x 5'3"): With solid wood flooring, plumbed for washing machine and dryer, built-in storage, door to rear garden.

Bedroom 1 3.00 (9'10") m x 3.60 (11'10") m at widest point: A good size room with laminate wood flooring.

Bedroom 2 3.60 (11'10") m x 3.80 (12'6") m at widest point: Double room with carpet flooring and built-in wardrobes.

Bedroom 3 2.80m x 3.10m (9'2" x 10'2"): Double room with carpet flooring.

Bathroom 2.80 (9'2") m x 1.70 (5'7") m at widest point: With tile flooring and walls, bath, shower & wash hand basin.

Shower Room 2.80 (9'2") m x 1.65 (5'5") m at widest point: tile flooring and walls, shower, WC & wash hand basin.

Sunroom 5.10 (16'9") m x 4.60 (15'1") m at widest point: With solid wood flooring, feature brick fireplace with solid fuel stove, vaulted timberclad ceiling, double doors to side decking.

Office/Study 3.00m x 2.40m (9'10" x 7'10"): Ideal for working from home with wooden flooring.

Master Bedroom 5.50 (18'1") m x 4.00 (13'1") m at widest point: Fabulous large room with carpet flooring, built-in wardrobes and boasting a walk-in wardrobe.

Ensuite 2.30m x 3.00m (7'7" x 9'10"): With tile flooring and bath, shower, WC & wash hand basin.

Detached garage For all your gardening needs and offering great storage.





Special Features & Services

- Beautifully designed 4 bed (3 bath) family home built in 1987 and extended in the early 2000's.
- Boasting all the ingredients for family living with a modern and stylish finish.
- Well proportioned rooms running to c. 1905 sq. ft.
- Only minutes from M11, Oilgate, Wexford & Enniscorthy towns
- Detached garage & home office making it ideal with working from home.
- Set back off the road with excellent parking.
- Lovely countryside views with farmland to rear.
- Lovely, landscaped gardens c.71 acres with private deck area.
- A brand-new fuel-efficient boiler, cavity wall and loft insulation were added this summer 2025.

Services

- Private sewerage & mains water, fibre broadband available in the area.

Included in the sale:

- Carpets, curtains, blinds, light fittings. Cooker, microwave, washing machine, fridge, electric fire, tumble dryer and two freezers, dishwasher.

BER BER C1, BER No. 118662063





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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