

FOR SALE

AMV: €305,000

File No. d814.BF



20 Kyle Meadow, Oulart, Co. Wexford

- Spacious 3 bedrooomed detached family home conveniently located in the heart of Oulart Village. Within walking distance of excellent village amenities including primary school, church, shop, pub, post office and sporting facilities.
- The property has been well maintained and is presented to the market in excellent condition throughout and offered for sale including most furniture.
- Well laid accommodation with separate sitting room and spacious kitchen open plan to sunroom and 3 double bedrooms sure to satisfy the needs of any growing family.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



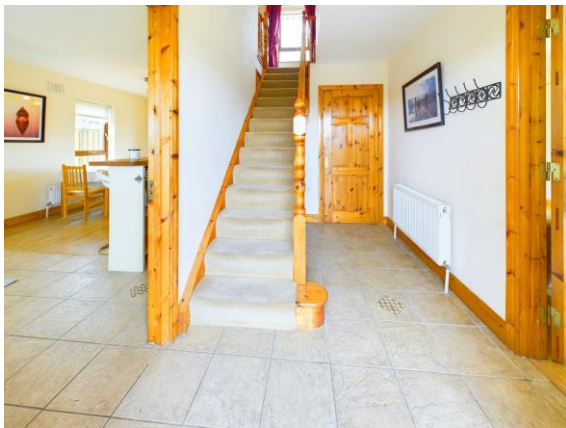
**Kehoe
& ASSOC.**

20 Kyle Meadow, Oulart, Co. Wexford

Description: Spacious 3 bedroomed detached family home conveniently located in the heart of Oulart Village. Within walking distance of excellent village amenities including primary school, church, shop, pub, post office and sporting facilities. Oulart village is less than 1 km off the R742 Wexford to Gorey road, c. 19 km from Wexford Town, c. 22 km from Gorey Town, c. 14 km from Enniscorthy Town, c. 10 minutes' drive from the M11 and 1 hour 15 minutes from South Dublin. The fabulous sandy beaches and Wexford Coastline are only 10 minutes' drive away.

Kyle Meadow is a mature private development of only 30 homes and No. 20 is nicely positioned on a spacious corner site overlooking the green area. The property has been well maintained and is presented to the market in excellent condition throughout and offered for sale including most furniture. Well laid accommodation with separate sitting room and spacious kitchen open plan to sunroom and 3 double bedrooms sure to satisfy the needs of any growing family.

To the front there is a garden and double brick drive providing useful off-street parking. Very private rear garden with lovely countryside views. Side access on both sides, lawn, decking and barna shed.





ACCOMMODATION

Entrance Hallway 3.79m x 2.06m

Sitting Room 5.44m x 3.35m

Toilet 1.66m x 2.11m

Kitchen / Dining Area 6.21m x 3.26m

Sunroom 2.84m x 2.84m

Utility Room 2.00m x 1.46m

First Floor

Hotpress

Bathroom 1.19m x 2.11m

Bedroom 1 3.29m x 3.76m

Ensuite 1.76m x 1.66m

Bedroom 2 3.40m x 2.85m

Bedroom 3 3.31m x 2.34m

Fireplace with solid fuel stove and laminate floor.

With w.c., w.h.b. and tiled floor.

With excellent range of floor and eye level units, hardwood worktop, fridge freezer, dishwasher, 5 ring gas hob, oven, extractor, breakfast bar, part tiled walls, part tiled floor, part laminate floor and open plan to: Laminate floor and sliding patio doors to rear garden. With built-in storage presses worktop washing machine and laminate floor.

With dual immersion.

Bath with shower mixer taps w.c., w.h.b., part tiled walls and tiled floor.

With feature bay window, excellent range of built-in wardrobes and shower room ensuite.

Tiled shower stall with electric shower, vanity w.h.b., w.c. and tiled floor.

With excellent range of built-in wardrobes.

With built-in wardrobes.

Total Floor Area: c. 124.57 sq.m. (c. 1,340 sq.ft.)





Features

- Spacious family home
- Presented in excellent condition
- Convenient village centre location
- 10 minutes' drive from M11

Outside

- Double brick drive
- Private enclosed rear garden
- Spacious corner site
- Decking
- Barna Shed

Services

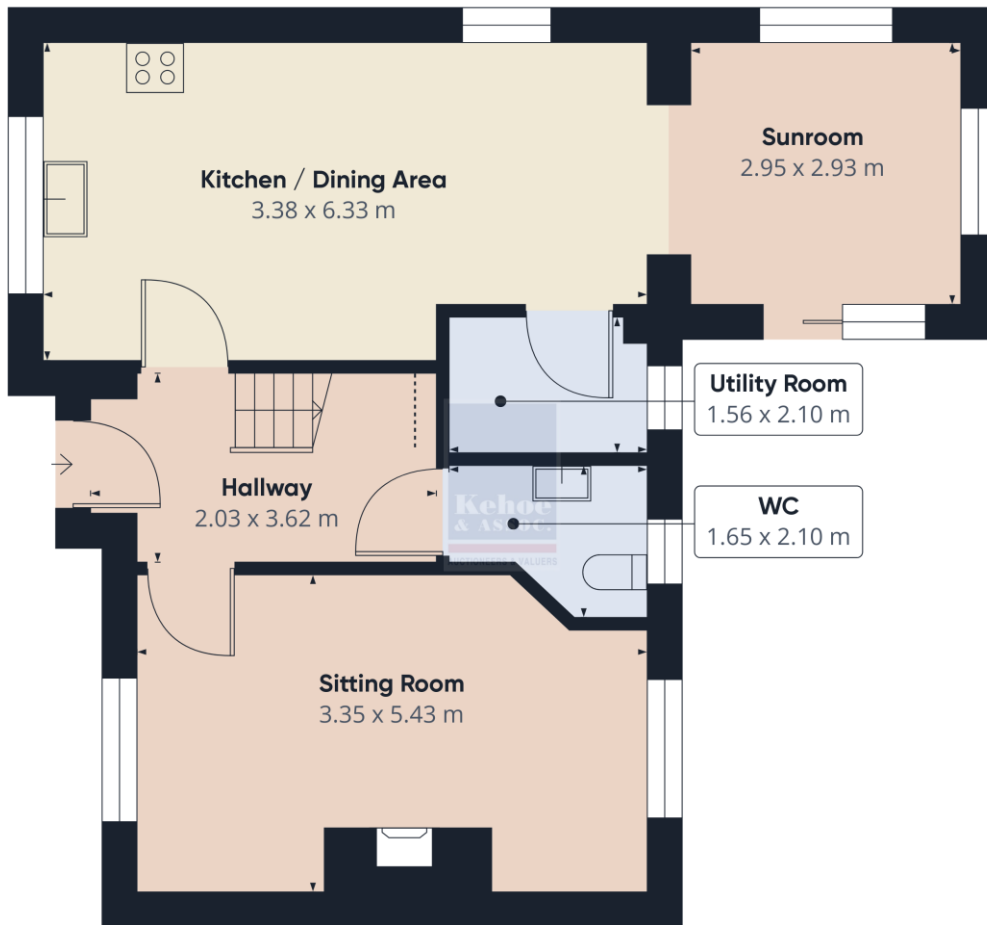
- Mains electricity
- Mains water
- Mains drainage
- OFCH

NOTE: The sale is inclusive of all carpets, curtains, blinds, light fittings, 5 ring gas hob, extractor, oven, fridge freezer, dishwasher, washing machine and most furniture in the property. The two seater sofa in the sunroom, double bed in bedroom 2, chest of drawers and two bedside lockers in bedroom 1, all pictures, ornaments and personal items are expressly excluded from the sale.

VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Eircode Y25YP38





Floor 0

Approximate total area⁽¹⁾
59.59 m²

Reduced headroom
1.25 m²

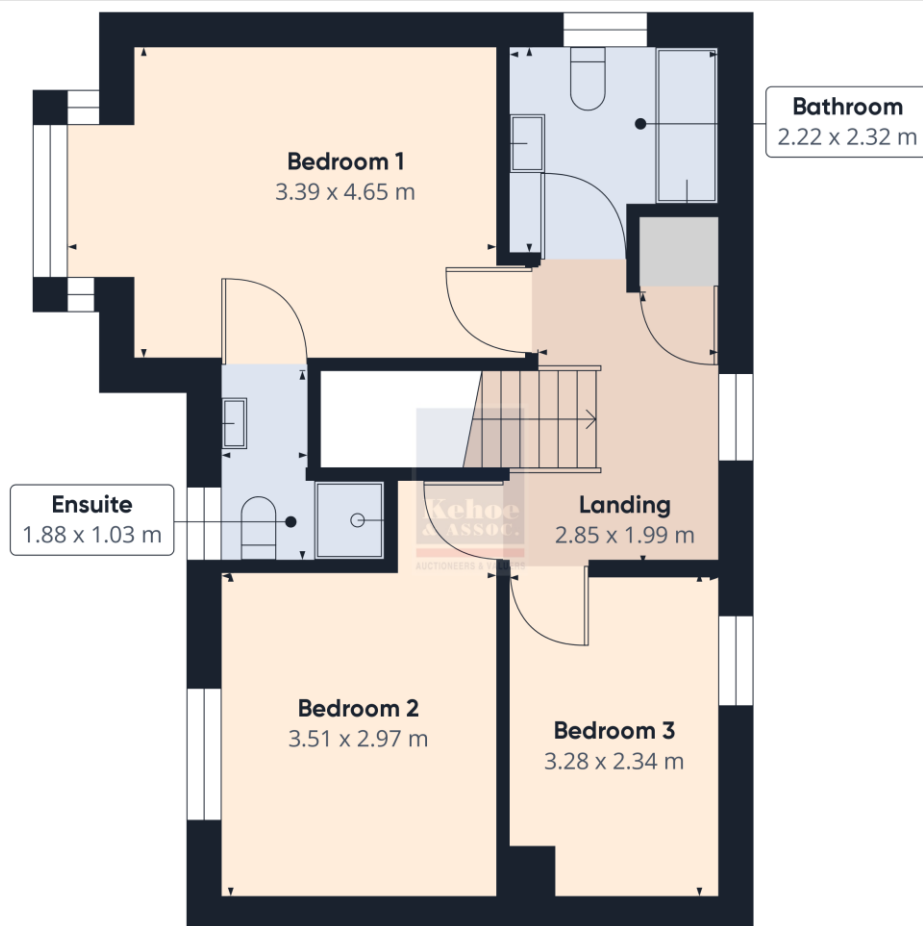
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾
48.13 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Building Energy Rating (BER): C1 BER No. 117796136
Energy Performance Indicator: 155.41 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Selling Agent: Bernie Farrell

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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. PRA No. 002141