

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
O'Leary Kinsella



Coolmain, Oylegate,
Enniscorthy,
Co. Wexford. Y21WC67

BER C1

sherryfitz.ie



Nestled within a tranquil rural setting, this stunning detached house offers a perfect blend of modernity and charm.

Boasting a generous 192 square meters of living space, this property features four bedrooms and two reception rooms, providing ample space for comfortable family living. The house is beautifully designed with a bright and stylish interior, exuding a homely atmosphere that is both inviting and elegant.

The property is well maintained and impeccably presented, with the generous accommodation briefly comprising a sitting room to the left of the entrance hall with the kitchen/dining/living to the right. An adjoining utility with guest WC to the rear of the dwelling completes the accommodation on the ground floor. The first floor comprises of four spacious bedrooms with the master bedroom enjoying its own ensuite.

The spacious garden with a southwest patio area offers a peaceful retreat, perfect for outdoor relaxation and entertainment. The M11 motorway to Dublin is just a short eight-minute drive while Oylegate village is approx. 3kms away.

This is a rare opportunity to own a truly exceptional home in a picturesque countryside setting. Do not miss out on the chance to make this property your own and enjoy the tranquil lifestyle it offers.



Accommodation

Ground Floor

Entrance Hallway 5.24m x 3.40m (17'2" x 11'2") at widest point:

laminated wood flooring

Sitting Room 7.20m x 4.15m (23'7" x 13'7"):

laminated wood flooring, feature fireplace with solid fuel stove, double doors to rear garden

Kitchen/Dining/Living 9.20m x 4.15m (30'2" x 13'7"):

laminated wood flooring, fitted kitchen units, electric double oven, electric hob, integrated fridge freezer, integrated dishwasher, island with breakfast bar, inbuilt fire and TV unit.

Utility Room 3.40m x 2.30m (11'2" x 7'7"):

laminated wood flooring, in-built storage, plumbed for washing machine and dryer.

Guest W.C. 3.40m x 1.00m (11'2" x 3'3"):

tile flooring and shower, shower, WC, wash hand basin.

First Floor

Landing 3.70m x 4.50m (12'2" x 14'9") at widest point:

laminated wood flooring

Master Bedroom 7.20m x 3.71m (23'7" x 12'2") at widest point:

laminated wood flooring

En-Suite 2.40m x 1.90m (7'10" x 6'3"):

tile flooring and shower, shower, WC, wash hand basin.

Bedroom 2 3.00m x 1.45m (9'10" x 4'9") at widest point:

laminated wood flooring

Bedroom 3 3.00m x 3.05m (9'10" x 10'):

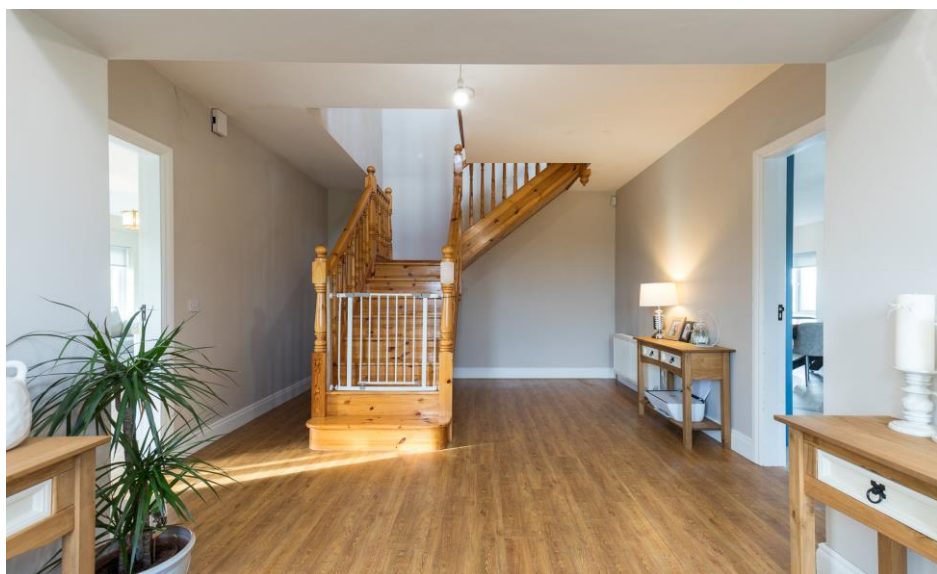
laminated wood flooring, timber paneling to wall

Bedroom 4 4.05m x 4.15m (13'3" x 13'7") at widest point:

laminated wood flooring

Bathroom 3.40m x 2.68 (11'2" x 8'10") at widest point:

tile flooring and bath, bath, WC, wash hand basin)





Special Features & Services

Beautifully designed family home with a modern and stylish finish.

Well proportioned rooms running to c. 192sq mts. Only minutes from Oilgate & Ballymurn villages and Enniscorthy Town.

Detached garden shed and excellent parking.

Light filled open plan kitchen, dining and sitting room.

Lovely countryside views with farmland to rear.

Lovely gardens c.82 acres with patio area and gated entrance.

Private location just off the main road but with neighbours to hand.

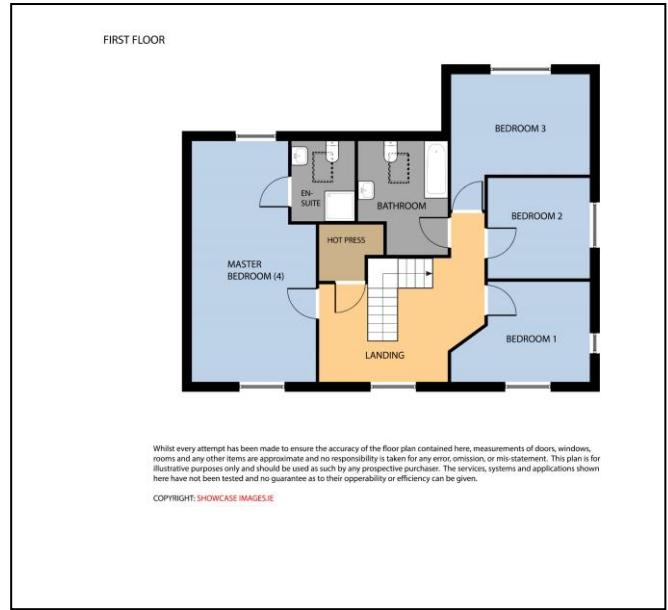
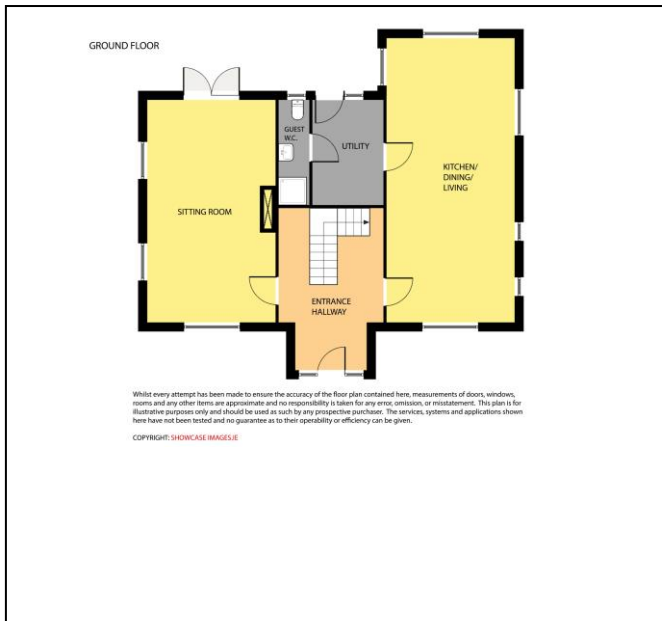
Services

Private sewerage, private water system, fibre broadband available.

Oil fired central heating & stove.

Included in the sale

Carpets, curtains, blinds, light fittings. electric double oven, electric hob & integrated dishwasher.





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SOLICITOR

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