

# **Ballysillagh, Oylegate, Co. Wexford.**

Very attractive bungalow residence on spacious site, adjacent to local shops, schools & churches in Oylegate village. A short drive to Enniscorthy & only 15 minutes to Wexford town with trains, buses, 3rd level, Wexford General Hospital to name but a few. Easy access to the N11, short driving distance from Irish National Heritage Park, 25 mins from ferries at Rosslare Europort & easy distance from beaches at Curracloe & Blackwater. Dublin City & airport are less than 2 hour (easy commute via M11).

This is the ideal family home, presented in top class condition with bright, spacious accommodation, well kept mature gardens, good parking, good frontage and easy access. The garage also offers great potential as a work space or should one require additional accommodation, there is great scope for conversion. This will make a lovely family home/retirement and

**VIEWING IS HIGHLY RECOMMENDED.**

**NOT TO BE MISSED.**

## **Property Features:**

Very good location.

Easily accessible..

Bright, spacious accommodation.

Great gardens.

## **Accommodation Comprises:**

Entrance Hallway 1.8m xx 3.8m Laminated timber floors.

Sitting Room 7.1m x 3.8m Feature fireplace with insert stove.

Dining Room 4.2m x 3.1m Double doors to garden, laminate floors.

Kitchen/Diner 4.5m x 3.2m Fully fitted eye & waist level kitchen units, part tiled walls, tiled floors.

Bedroom No. 1 4.9m x 2.7m

Hallway Hotpress

Bedroom No. 2 3.7m x 3.2m

Bathroom 2.6m x 1.8m WC, WHB, shower, fully tiled.

Bedroom No. 3 3.9m x 3.1m Built in wardrobe.

Outside:

Garage 3.4m x 6.9m

**Outside:** Gardens to front & rear, garden shed, detached garage, boiler house.

**Services:** Mains water, private sewage, oil fired central heating.

**BER:** Awaiting certificate.

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford proceed on the N11 to Enniscorthy, passing Ferrycarrig. Continue on this road driving through Oylegate and just immediately after the traffic calming take a left turn signposted for Ballysillagh, this residence is a short distance down this road on the left.

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## "Talbot House", Galbally, Bree, Co. Wexford.

Beautiful residence in the centre of Galbally village oozing with character, charm & history. Presented in top class condition with spacious site, good access & frontage and nicely laid out gardens. This residence is bright, spacious, full of atmosphere and has married old & new very well and has kept the characteristics expected of such a property.

Short distance from the N25, 10 minutes approx. to Ferrycarrig and close to local shops, schools & churches at Bree, Glynn/Killurin, Adamstown and Wexford town.

It will make a beautiful family home and has the benefit of a large stone shed which would ideally lend itself for an apartment/ workshop/DIY or small business etc. For those wanting to experience country living at its best, but with the benefit of village community, this shall fit the bill!

**VIEWING HIGHLY RECOMMENDED.**

### **Property Features:**

Beautiful property.

Great frontage.

Easy access.

Many beautiful features.

Bright & Spacious.

Excellent gardens.

Workshop offering numerous opportunities.

### **Accommodation Comprises:**

Entrance Hallway 5.4m x 1.9m Understairs storage.

Sitting Room 5.6m x 4.8m Feature fireplace, stove, bay window.

Kitchen/Diner 8.5m x 3.5m Fully fitted eye & waist level kitchen units, stainless steel sink unit, stanley cooker.

Utility Room 3.5m x 1.2m Plumbed for appliances.

Living Room 5.5m x 4.4m Bay window.

Upstairs

Landing 6.8m x 1.8m Hotpress.

Bedroom No. 1 3.4m x 2.8m

Bedroom No. 2 (Master) 5.3m x 4.4m

Bedroom No. 3 5.8m x 4.9m Bay window.

Bathroom 2.4m x 2.3m WC, WHB, bath, shower unit, part tiled walls.

Garage 6.1m x 3.1,

Large Shed 4.9m x 7m

***Talbot House takes its name from the philanthropic landlord of Galbally, Coolafullaun, Ballymorris and Kereight, John Hyacinth Talbot of Talbot Hall and Ballytrent, he was an MP for County Wexford in 1829 and built the house for his friend and employee James Busher in 1830. John Talbot had also built the local Galbally church which was consecrated in 1828, the Priest's house and the local school in 1835 which adjoined Talbot House. Talbot House was also the local tavern, The Stables at the rear of the house was the original schoolmaster's house as the school was situated in the car park adjoining Talbot House.***

**Outside:** Gardens to front & rear, side entrance, spacious parking, garage, garden shed, stone built workshop.

**Services:** Private water, private sewage, oil fired central heating.

**BER:** F Ber No: 110856440 221.41 kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford proceed out the N11 and take a left just before Ferrycarrig, drive past the Heritage Park, continue on this road and take a right immediately after the Railway bridge for Killurin. Continue on this road leaving Marty B's pub on your right and after a short distance take a left turn for Galbally. This residence is in the centre of Galbally village.

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## **"Lizzies Cottage", Ballina Lower, Ballymurn, Co. Wexford.**

Beautiful olde worlde cottage with extension on a mature tree lined site just on the outskirts of Ballymurn village.

Short driving distance from Wexford town, Enniscorthy and Oylegate village. The ferries at Rosslare Europort are 30 minutes approx. & Dublin City & airport is very easily accessible via the M11 & is less than 1.5 hours. Local shops, school & churches are at it's doorstep in Ballymurn, Glenbrien & Oylegate villages.

Accommodation is very well laid out, with mature gardens to front & rear.

This is a very attractive and much sought after area and has great potential.

**Viewing of this property is highly recommended.**

### **Property Features:**

Easy access/ great location.

Good potential.

Spacious accommodation.

Extensive mature tree lined site.

### **Accommodation Comprises:**

Entrance Hallway 2.1m x 2.1m Tiled floor.

Kitchen/Diner 4m x 2.4m Fully fitted eye & waist level kitchen units,

Sitting Room 3.8m x 3.9m Feature fireplace.

Inner hallway (hot press)

Shower Room 2m x 1.5

Bedroom No. 1 4m x 3.5m

Upstairs

Bedroom No. 2 4.4m x 3.2m

Bedroom No. 3 3.9mx 2.5m

**Outside:** Beautiful gardens to front & rear, parking.

**Services:** Mains water, septic tank, oil fired central heating.

**BER:** G Ber No: 111161063 601.42

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford town proceed over the bridge and out the R741, passing through Castlebrige continue straight, after a short distance take a left turn signposted for Ballymurn, continue on this road until you enter Ballymurn village. On entering the village, take a right at the shop/petrol station, turn right by the hall & school, continue for 1 mile approx. as the road veers to the right take the left turn into a cul de sac and this property is a short distance on your left.

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## [Newfort, Screen, Co. Wexford.](#)

This is an absolutely stunning detached residence presented to the market in what can only be described as meticulous condition throughout featuring a superb layout of well designed spacious living accommodation, high end finishings with no expense spared and is beautifully decorated in every room. Once you enter the hall door the "wow factor" immediately kicks in. ! The property enjoys two spacious living rooms, a wonderful open plan kitchen/diner and fabulous sun room overlooking the back gardens. Upstairs there is a spacious landing with beautiful bedrooms, en-suites, luxurious master bedroom and impressive dressing room. The property is approached via driveway and gated entrance, the grounds are well laid out with attractive patio & bbq area to rear, beautiful mature lawns, detached garage and pleasant views over the surrounding countryside.

Ideally located in a quiet cul de sac in a much sought after residential area yet within 15 minutes driving distance to Wexford town centre and easily accessed to the main Gorey to Dublin road. Close to all facilities at nearby Castlebridge village and numerous beaches at Curracloe, Ballinesker, Ballyconnigar etc.

**This is one not to be missed !!!**

## **Property Features:**

4 bedrooms.  
High end kitchen.  
Attractive stone exterior with granite sills  
Coving throughout.  
2 Living rooms.  
Double Garage.  
c. 0.5 acre site.

## **Accommodation Comprises:**

Entrance Hallway 7.1m x 3.5m Tiled floors, solid ash stairs.  
Living Room 5.3m x 4.7m Feature fireplace with stove, solid beech timber floors, TV point, coving.  
Sitting Room 5.5m x 4.9m Solid maple floors (under carpet), TV point, coving.  
Kitchen/Diner 9.4m x 4.2m Handmade fitted ask kitchen units with granite worktops, recessed lighting, tiled floors, part tiled walls.  
Utility Room 2.8m x 3.2m Fully fitted eye & waist level units, part tiled walls, tiled floors, stainless steel sink unit, door to rear.  
Guest WC 1.9m x 1.3m WC, WHB, tiled floors & part tiled walls.  
Cloakroom  
Sun Room 4m x 4.7m Feature window, tiled floors, doors to rear.

Upstairs

Landing Hotpress

Bedroom No. 1 4.1m x 4.8m Semi solid oak floors.  
Bathroom 2.9m x 2.8m Jacuzzi bath, power shower, WC, WHB, fully tiled.  
Bedroom No. 2 4.7m x 4m En-Suite, walk in wardrobe.  
En-Suite 2.3m x 1.3m Triton shower, WC, WHB, tiled floors, part tiled walls.  
Bedroom No. 3 4.9m x 4.9m Dressing room, en-suite.  
Dressing Room 4.6m x 4.1m Fully shelved, recessed lighting.  
En-Suite 2.3m x 2.1m WC, WHB, power shower, bidet, fully tiled, heated towel rail, built in units.  
1st Floor Return

Room No. 1 5.4m x 2.8m  
Office/Study 2.6m x 1.5m  
Room No. 2 5.4m x 2.6m  
Shower Room Off 2.1m x 1.6m WC, WHB, shower.  
Attic storage

Detached Garage with stone finish 6.9m x 4.7m

**Outside:** Patio area/BBQ area, detached garage, storage shed, dog kennel, tarmac driveway, electric gated entrance.

**Services:** Central vacuum system, fully alarmed, private water (well) , private sewage (pureflo), solar panels

BER: B3 Ber No: 111101978 127.81 kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford drive over the bridge on the R741, continue on this road passing through Castlebridge, go through Garrylough Mill crossroads and take the next right turn signposted for Screen, after a very short distance turn immediately left and the house is a short distance up the road on the left.

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## **No. 10 Woodview, Ballymurn, Co. Wexford.**

No. 10 Woodlands is a most attractive detached bungalow presented to the market in excellent condition, tastefully decorated throughout featuring many added extra's and a superb layout of bright & spacious accommodation very nicely proportioned. The spacious accommodation boasts a large inviting kitchen/diner leading onto the sun room enjoying a private and secluded back garden. The living room is a lovely size with feature stove, and generous 4 double bedrooms (main en-suite) all result in a home ideal for family living!

The spacious rear and front gardens add to the feeling of village living with the essence of the countryside, yet all the convenience which goes with community living. With shops, school, church all at hand, while the larger urban centres of Wexford & Enniscorthy being a short commute (while the on-set of the Enniscorthy by-pass shall ease any potential commutes to Dublin), all add to the benefits of living here!

Presented in walk-in condition, with all one could want for everyday living. The sale of this wonderful home would ideally suit a wide range of buyers, family living, a retirement haven or for those looking for that extra space - view now while you have the opportunity.

### **Property Features.**

4 Double Bedrooms.

En-suite .

Sun room.

Spacious garden.

Walking distance to village.

Easily accessed to N11.

### **Accommodation Comprises:**

Entrance Hallway 1.48m x 4m + 1.16m x 10m Spacious, inviting hallway with tiled floor, phone point, coving, stira staircase & hotpress off.

Living Room 4.2m x 5.5m (into bay) Bright, spacious room with laminate flooring, feature solid fuel stove, coving.

Kitchen/Diner 8.23m x 3.87m Large, light filled room with excellent array of built in units at eye & waist level with breakfast bar, tiled floor & splash back. Plumbed for dishwasher (integrated).

Double doors to sun room.

Sun-Room 3.55m x 3.55m Sunny, appealing room with tiled floor, French doors to rear garden

Utility Room 2.4m x 2.3m With units at waist level, tiled floor, plumbed for washing machine, door to rear.

Bedroom 1 3.77m x 2.98m Double room with laminate flooring.

Bedroom 2 3.7m x 3.26m Double Room with laminate flooring.

Bathroom 3.25m x 2.37m WC, WHB, bath & free-standing shower, fully tiled.

Bedroom 3 3.87m x 3.27m Double room with laminate flooring.

Bedroom 4 4.18m x 3.58m Double room, en-suite.

En-Suite 2.36m x 1.16m WC, WHB & shower, fully tiled.

**Outside:** Gardens to front & rear, side entrance, garden shed, parking.

**Services:** Mains water, mains sewage, ESB, oil fired central heating.

**BER:** C2 Ber No: 110753977 196.83 kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford town proceed through Castlebridge village heading for Gorey, take the left turn for Ballymurn and Woodview is on the right hand side before you enter the village.

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## [No. 3 Ard Alainn, Ballytreag, Boolavogue, Co. Wexford.](#)

No. 3 Ard Alainn is an impressive detached bungalow residence situated in a small cluster of 5 detached homes built in recent years. The property enjoys a very spacious layout and is presented in good condition with bright accommodation offering excellent potential. It rests on a generous c. 0.9 acre site with driveway. All facilities are within easy access at nearby villages, Boolavogue, Ferns, Enniscorthy, Ballyedmond, etc. Gorey town centre is approx. 20 minutes driving distance and Wexford town centre is approx. 40 minutes.

This property would suit a wide range of buyers and would make a wonderful family home. It offers beautiful accommodation for everyday family life in a secluded countryside location yet within easy reach of nearby villages and N11, N25, M50 etc. Dublin is approx. 1 hour and 15 mins driving distance. The property is excellent value for money in today's market and **viewing is highly recommended.**

### **Property Features:**

Scenic countryside location.

Spacious bright layout.

Sun-room.

One En-suite.

Driveway.

**Accommodation Comprises:**

Accommodation Comprises:

Entrance Hallway 6.8m x 10.9m Laminated timber floors.

Living Room 6.8m x 4.1m Feature fireplace, TV point.

Kitchen/Diner 7.6m x 4.5m Fully fitted eye & waist level kitchen units, stainless steel sink unit, laminated timber floors, breakfast counter, double doors to sunroom.

Utility Room 3.1m x 1.5m Plumbed for appliances.

Guest WC 1.7m x 1m WC, WHB, tiled.

Sun Room 3.2m x 3.5m Double doors to rear garden.

Bedroom No. 1/Office 3.4m x 3.6m Double doors to diner.

Bedroom No. 2 3.2m x 2.9m Laminated timber floor.

Bedroom No. 3 4m x 2.9m Laminated timber floors.

Bedroom No. 4 3.3m x 3.5m TV point, sn-suite.

En-Suite 2.4m x 1.7m WC, WHB, shower, tiled floor, part tiled walls.

Bathroom 2.9m x 2.4m WC, WHB, bath, shower, part tiled walls, tiled floors.

**Outside:** Spacious gardens and front driveway.

**Services:** All services.

**BER:** Awaiting certificate.

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford proceed over the bridge on the R741, continue as far as Ballyedmond. Take a left turn here just at Harneys pub, continue on this road into Boolavogue. Take a right turn at the church and continue on this road, the entrance to Ard Alainn will be on your right.

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## **"Tall Trees", Finchogue, Enniscorthy, Co. Wexford.**

This beautiful residence is presented to the market in what can only be described as pristine condition throughout, very tastefully decorated & fitted out.

Accommodation is bright, spacious, meticulously designed and would suit everyday family living.

It stands on approx. 2 acres with gardens to front, rear & side, driveway and good parking etc.

It is lined with mature shrubbery & trees and has very good frontage and is easily accessible.

This residence is constructed to a very high standard, fully insulated, double glazed, enjoys a superb location and has too many extras to mention.

Only minutes from Enniscorthy town centre & local shops, schools, churches, restaurants etc. Very



accessible to the N11,

N8, Dublin City & Airport, Gorey, Wexford town and the ferries at Rosslare Europort are just over 30 minutes away.

Also short driving distance to many beautiful beaches at Curracloe, Ballinesker, Blackwater etc.

**THIS PROPERTY IS HIGH END AND NOT TO BE MISSED.**

**Property Features:**

Superb location.

Fantastic accommodation.

Tastefully designed & decorated.

Mature & spacious grounds.

Full security system.

**Accommodation Comprises:**

Entrance Hallway/Reception 15'11" x 10' Bright & spacious, natural timber floors, handcrafted staircase, feature window.

Lounge 20'7" x 17'8" Natural timber floors, feature fireplace with stove, coving & centre rose.

Study/Office 12'5" x 12'4" Feature fireplace, coving.

Living Room 12'11" x 11'9" Natural timber floors, Double doors to patio & garden.

Kitchen/Diner 17'7" x 15' Fully fitted eye & waist level handcrafted kitchen units, stainless steel sink unit, tiled floors, part tiled walls, all white goods, feature bay window, coving, centre rose.

Stairs 1st return

Bedroom No. 1 (Master) 18'2" x 24' Large walk in wardrobe & en-suite.

En-Suite Bathroom 13' x 5'10" WC, WHB, bath, shower, tiled.

Landing

Bedroom No. 2 14'9" x 16'10" Natural timber floors, En-suite shower, WC, WHB, tiled floors.

Recreation Room 19'4" x 17' Natural timber floors.

Stairway to lower level:

Bedroom No. 3 15' x 10'11" En-suite shower, WC, WHB.

Bedroom No. 4 14'4" x 10' En-suite shower, WC, WHB.

Bedroom No. 5 14'8" x 10'1" WC, WHB.

Basement Utility 13'8" x 9'11" Fully fitted built in units, stainless steel sink unit, plumbed for appliances, access to double garage & gardens.

**Outside:** Spacious mature gardens, excellent parking, driveway.

**Services:** Private water, private sewage, oil fired central heating, fully insulated.

**BER:** C2 Ber No: 107476806 193.62kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** Drive over the old bridge in Enniscorthy and pass Treacy's hotel, pass Mr. Price on your left, continue for approx. 1 mile and take a left turn signposted for Monageer/Boolavogue and this residence is short distance on your right.

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## **Ballyconnigar, Blackwater, Co. Wexford.**

A most impressive large 3 bedroom bungalow, ideally positioned on an elevated site offering superb views of the surrounding countryside. Recently refurbished, this fine property comes to the market in outstanding condition. Offering spacious accommodation, the light filled interior enhances the joys of living in such a property and brings the feeling of the impressive exterior inside! The interior is roomy with the exceptional open plan kitchen/dining/living room being one of the main focal points of the home, while there is also a separate sitting room for more relaxed times! The bedrooms are also impressive and enhance the already impressive living accommodation. Apart from the setting offering scenic views, the property is conveniently located just minutes from Ballyconnigar beach and Blackwater village is within a relaxed walking distance which offers shops, school, restaurants, church etc. to name but a few.

Wexford, Gorey and Enniscorthy towns are within a short driving distance, while Dublin is easily reachable with the ever improving road networks.

While if you don't feel the need to leave the comfort of your new home, the impressive gardens are sure to increase the enjoyment of the property from inside or out!

**Viewing is highly recommended.**

### **Property Features:**

Superb location.

Spacious gardens.

Very close to beach & village.

Excellent accommodation.

Highly sought after area.

### **Accommodation Comprises:**

Entrance Hall 5.95m x 9.71m Recessed lighting, bright & spacious.

Sitting Room 4.70m x 4.89m Feature fireplace, recessed lighting.

Kitchen/Diner/ Living Room 8.5m x 5.02m Fully fitted eye & waist level kitchen units, part tiled/carpet floor, fireplace, double doors to rear.

Utility Room 6.68m x 2.07m Tiled floor, plumbed for appliances.

Guest WC 2.28m x 1.18m WC, WHB, tiled floor.

Bedroom No. 1 (Master) 3.42m x 5.23m En-Suite.

En-Suite 2.76m x 1.13m WC, WHB, shower, tiled floor.

Bedroom No. 2 4.08m x 3.66m

Bedroom No. 3 3.67m x 3.42m

Bathroom 3.66m x 2.26m WC, WHB, jacuzzi bath, triton shower, fully tiled.

**Outside:** Landscaped gardens to front & rear, garden shed, parking.

**Services:** Mains water, private sewage, oil fired central heating.

**BER:** C1 Ber No: 10705604 164.13 kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072 & Joint Agents Sherryfitzgerald O'Leary Kinsella, Enniscorthy (053) 9237322.

**Viewing:** Strictly by appointment.

**Directions:** Drive through Blackwater village, at the top of the village turn right signposted for Ballyconnigar, proceed down this road for a short distance and take a left turn at the handball alley and this residence is a short distance on your right.

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## [Barmoney, Ballyhogue, Enniscorthy, Co. Wexford.](#)

This most impressive detached bungalow comes to the market in what can only be described as show-house condition! The spacious, light filled accommodation is evident throughout, from the homely kitchen/dining to the airy bedrooms. The feeling of space continues outside with the large garden extending to approx. 0.8 acres and is enhanced by views of the rolling countryside. The house is finished to a remarkable standard including excellent tiling, flooring, fitted kitchen, the list goes on! There is also massive potential with the house, with the possibility of an attic conversion (subject to the necessary planning and building regulations). The large detached garage also offers possibilities for those working from home or looking for additional storage. Location is also super, with the N25 & N30 road networks close by making Wexford Town, Enniscorthy & New Ross towns all within 20 minutes or less from your front door. All amenities are also close to hand with schools (both primary & secondary), church, petrol station, shop, etc. in nearby Adamstown.

**Viewing is highly recommended.**

### **Property Features:**

Presented in show-house condition.

Spacious accommodation.

Large garden extending to approx. c.0.8 acres.

Within 20 minutes from major towns including Wexford, Enniscorthy & New Ross.

### **Accommodation Comprises:**

Entrance Hallway 4.4m x 2.1m + 8.3m x .9m Bright inviting entrance with tiled floor, phone point, stira staircase, skylight, hotpress off.

Living Room 4.8m x 4.6m Airy dual aspect room with semi-solid wood flooring, feature fireplace with stove.

Kitchen/Diner 6.2m x 5m (max) A stunning, light filled room with excellent array of built in units at eye & waist level, tiled floor & splashback, door to rear.

Utility Room 2.9m x 1.8m Tiled floor, fitted units at eye & waist level, plumbed for washing machine, door to rear.

Guest WC 2.4m x .8m Tiled floor, WC & WHB.

Bathroom 3.4m x 2m WC, WHB, bath & stand-alone shower, fully tiled from floor to ceiling.

Bedroom No. 1 3.9m x 3.4m Spacious double room with laminate flooring.

Bedroom No. 2 3.9m x 3.2m Double room with wall to wall built in wardrobes.

En-Suite 2.7m x 1m WC, WHB, shower, fully tiled from floor to ceiling.

Bedroom No. 3 3.7m x 3.2m Double room.

**Outside:** Spacious Gardens , excellent parking, garage (7m x 6.7m) with electricity & roller doors.

**Services:** Private water, private sewage, oil fired central heating, ESB, broadband.

**BER:** C2 Ber No: 109832402 176.45 kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford drive out the main N25 Wexford-New Ross road, take the 1st right turn for Camross, take the next right turn, drive straight over the crossroads, take the 1st road to the right and then the 1st right again and this residence is the 3rd on the right.

**GPS Co-Ordinates:** Latitude 52.382 Longitude -6.649

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