

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:

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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.

"The Haven", Ballyedmond, Gorey, Co. Wexford.

Beautifully presented property in top class condition, superbly located adjacent to the R741 and set on a spacious

c.0.75 acre mature site.

Accommodation is bright, spacious, beautifully decorated, tastefully finished and very well laid out. Excellent gardens to front & rear with good parking. This residence has very good road frontage, is easily accessible and

local shop, school, churches & restaurants are close by.

It is very commutable to South Dublin, City Centre/Airport, M50, M9 & M11 etc.

Ferries at Rosslare Europort are 45 minutes approx., Gorey 10 minutes and a short distance to local beaches at Morriscastle,

Kilmuckridge, Blackwater etc. Wells, Ferns and Enniscorthy are also within close driving distance.

This will make the ideal family/retirement or holiday home.

VIEWING IS HIGHLY RECOMMENDED.

Property Features:

Superb location.

Easy access to M11/M50.

Very commutable.

Top Class Condition.

Excellent accommodation.

Accommodation Comprises:

Entrance Porch

Entrance Hallway 12'9" x 5'6" Bright & spacious, (incl. hotpress.)

Sitting Room 16'5" x 13'5" Feature fireplace, timber floor.

Kitchen/Diner 13'5" x 27'3" Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor,

white goods, access to garden, (good vision between kitchen/diner and sitting room.)

Utility Room 10'11" x 9' Fully plumbed, stainless steel sink unit.

Bedroom No. 1 12'10" x 11'2" En-Suite Shower, WC, WHB.

Hallway to;

Bedroom No. 2 11'10" x 10'11"

Bedroom No. 3 13'x 10'10" Built in wardrobe.

Bedroom No. 4 14'11" x 9'9" Built in wardrobe.

Bathroom 8' x 6'10" WC, WHB, Shower, Bath.

Garage 24'8"x 17'10"

Outside: Mature gardens as described, parking, driveway etc.

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

BER: C3 Ber No: 105493530 212.11kWh/m2/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed over the bridge on the R741, continue on this road, on entering Ballyedmond, pass Harneys on your left and continue for a short distance and this property is on your right. Coming from Dublin, on entering Ballyedmond this residence will be on your left hand side.

[Kyle, Oulart, Gorey, Co. Wexford.](#)

Stunning contemporary designed bungalow residence on spacious c. 1 acre site. Constructed and designed to a very high standard and presents itself in top class condition throughout. Good frontage, easy access, beautiful mature gardens, spacious parking etc. Fantastic location, less than 1.5 hours from South Dublin and short driving distance from Wexford town, Gorey, Enniscorthy and very short distance from Blackwater beach, Ballyconnigar, Ballinesker, Curracloe, local shops, schools & churches in the area.

This is a bright, spacious very well laid out residence with too many extras to mention such as feature fireplace, recessed lighting, large feature windows, beautiful kitchen, tiling etc.

THIS IS A ONE OFF HOUSE.

VIEWING IS HIGHLY RECOMMENDED.

Property Features:

Excellent Location.

Top class family residence.

Easy commuting distance to South Dublin, M11, M9, M50, etc.

Short driving distance from fabulous beaches.

Superb accommodation, bright, spacious, very well laid out.

Electronic gates, mature gardens, etc.

Accommodation Comprises:

Entrance Porch/ Reception 2.5m x 2.0m Bright & spacious, fully tiled.

Living Room 5.0m x 5.0m Feature fireplace, large bay window.

Kitchen/Diner 7.5m x 5.0m Fully fitted eye & waist level kitchen units, breakfast counter, tiled floor, part tiled walls.

Sun Room 4.85m x 3.6m Tiled floor, access to gardens.

Utility Room 11'10" x 7'5" Fully fitted eye & waist level units, plumbed for appliances.

Shower Room 7' x 6'11" WC, WHB, fully tiled.

Walk in hotpress

Guest WC

Dining Room 4.38m x 5.2m Feature fireplace, access to garden.

Bedroom No. 1 3.6m x 3.9m

Bedroom No. 2 4.0m x 4.85m

Bedroom No. 3 5.11m x 3.8m

Bedroom No. 4 (master) 5.85m x 5.0m En-suite shower, WC, WHB, fully tiled. Walk in wardrobe

Bathroom 4.57 x 3.65m WC, WHB, Jacuzzi bath, shower, fully tiled.

Outside: Spacious private gardens, driveway, electronic gates, garage.

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

BER: C1 Ber No: 104736574 158.39 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Dublin take the M11, take exit 23 on to the R741 and go to Ballycanew. Continue for Wexford. After a few miles there's a Maxol Garage on the right, at the 2nd crossroads after the Maxol garage turn left opposite sign for Oulart/Enniscorthy and this property is a very short distance on the left.

Kyle, Oulart, Gorey, Co. Wexford.

Beautifully presented bungalow residence on the outskirts of Oulart village, only 20 minutes from Wexford town and short driving distance from Blackwater, Kilmuckridge, Curracloe etc which offers beautiful beaches. Very commutable to Dublin / 1.5 hrs driving distance approx. and also easily connectable to Enniscorthy & Gorey.

Scenic countryside views, spacious mature gardens, good parking and drive around facilities. Walking distance to local shops, schools, churches etc This would make the ideal family/retirement home.

VIEWING HIGHLY RECOMMENDED.

PROPERTY FEATURES

Accommodation bright & spacious, nicely laid out.

Superb Location.

Mature gardens & grounds.

Ideally suited to everyday living.

Very scenic countryside views.

Lots of extras.

Accommodation Comprises:

Entrance/ Hallway 16'7" x 8'8" Tiled floor, built in closet.

Sitting Room 17'8" x 18'2" Solid timber floors, feature fireplace, bay window.

Kitchen/Diner 18'4" x 26'6" Fully fitted eye & waist level units, breakfast counter, timber floors, part tiled walls, doors to garden.

Conservatory 14'8" x 14'6" Timber floors.

Utility Room 11'3" x 8'2" Fully plumbed for appliances, walk in hot press.

Bathroom 15'5" x 7'7" WC, WHB, Bath, Shower, fully tiled.

Bedroom No. 1 16'3" x 13'5"

Bedroom No. 2 17'7" x 12'5" En-Suite.

En-Suite WC, WHB, Shower.

Bedroom No. 3 15'3" x 14'8"

Bedroom No. 4 15'2" x 11'4"

Outside: Spacious Gardens, Storage shed, Patio/BBQ area.

Services: All services.□

BER: C2 Ber No: 103313706 183.57 kWh/m²/yr

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072

Directions: From Wexford town proceed over Wexford bridge on the old Dublin road, continue on this road and take the left turn signposted for Oulart/ Enniscorthy on entering Oulart village turn right at the monument, go past Marty's bar and turn left at the church continue on this road until you come to a crossroads, take a right turn and this residence is the first on your right.

[No. 17 Tinteskin Close, Kilmuckridge, Co. Wexford.](#)

Charming 3 bed end terraced residence located within walking distance of all facilities at Kilmuckridge village, shops, schools, restaurants, etc.

The property enjoys an excellent position in the development with off street parking, side access, landscaped patio & decking area to rear.

Accommodation is very well laid out and presented to the market in excellent condition throughout.

Numerous long sandy beaches are nearby and the main Gorey to Dublin road is within easy access. Wexford town centre is approx. 25 minutes driving distance.

This property offers excellent value for money and would make a fantastic holiday or permanent home in a highly sought after coastal location.

Property Features

Superb village location.

3 Bedrooms.

Accommodation bright & spacious.

Close to all amenities.

Minutes to beaches.

Private patio & decking to rear.

Contents included.

Viewing Highly Recommended.

Accommodation Comprises:

Entrance Hallway Tiled floor.

Living Room 18'3" x 13'7" Feature fireplace, semi solid hardwood floor.

Kitchen/Diner 16'10" x 10'6" Fully fitted eye & waist level kitchen units, stainless steel sink unit, tiled floors, part tiled walls, double doors to rear.

Upstairs

Landing Hotpress

Bedroom No. 1 10'11" x 6'10" Laminated timber floor.

Bedroom No. 2 10'7" x 9'8" Laminated timber floor.

Bedroom No. 3 13'5" x 11'10" Laminated timber floor, En-Suite.

En-Suite WC, WHB, Triton shower, part tiled walls.

Bathroom 10' x 8' WC, WHB, Bath, shower, part tiled walls.

Outside: Patio & decking to rear (not overlooked), parking.

Services: Mains water, mains sewage, electric heating.

BER: D2 Ber No: 109699991 275.63kWh/m2/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed over the bridge on the R741, after Wells House take a right turn signposted for Kilmuckridge, continue on this road and as you enter the village Tinteskin Close will be on your left.
