

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.