

FOR SALE

AMV: €335,000

File No. d104.BF



17 Kyle Meadows, Oulart, Co Wexford.

- Spacious 4 bedrooomed detached family home conveniently located near the heart of Oulart Village.
- Oulart Village is less than 1km off the R742 Wexford to Gorey Road, c.19km from Wexford Town, c. 22km from Gorey Town, 14 km from Enniscorthy Town, c. 10 minutes' drive from the M11 and 1 hour 15 minutes from South Dublin.
- Kyle Meadow is a mature private development of only 30 homes and No. 17 nicely positioned overlooking the green area.
- The property has been well maintained, extended, and upgraded, tastefully decorated and is presented to the market in mint condition throughout.
- To the front there is a garden and double brick drive providing useful off-street parking. Large concreted yard to the side which also offers potential to extend (SPP).

To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

17 Kyle Meadows, Oulart, Co Wexford

DESCRIPTION: Spacious 4 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. 17 nicely positioned overlooking the green area. The property has been well maintained, extended and upgraded, tastefully decorated and is presented to the market in mint condition throughout. Well laid accommodation with separate sitting room and spacious kitchen open plan to sunroom/family room and 4 generously proportioned bedrooms sure to satisfy the needs of any growing family. There is also a purpose built fully accessible wet-room on the ground floor.

To the front there is a garden and double brick drive providing useful off-street parking. Large, concreted yard to the side which also offers potential to extend (SPP). Very private south facing rear garden with lovely countryside views. Low maintenance professionally landscaped garden with extensive Indian sandstone patio area and raised beds around the perimeter of a well-tended lawn. The ultimate outdoor family/entertaining space complete with cute playhouse and ample space for swings and slides. Useful Adman Steel workshop/garden shed 4m x 3m.

Early viewing of this well-appointed family home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	4.37m x 3.04m	With laminate flooring
Sitting Room	4.61m x 4.00m	With laminate flooring, feature fireplace, solid fuel stove with back boiler supplementing the central heating, feature box window and door to:
Kitchen	6.39m x 3.59m	With porcelain tiled flooring, excellent range of floor and eye level units, integrated hob, extractor, oven, dishwasher, double bowl stainless steel sink unit, and tiled splashback, open plan to:
Sunroom	3.97m x 3.78m	With porcelain tiled flooring, solid fuel stove and sliding patio doors to rear garden
Wet Room	3.25m x 1.92m	Fully tiled, shower, w.c., w.h.b. and heated towel rail
Utility Room	2.23m x 2.13m	With built-in storage presses, and plumbing for washing machine
First Floor		
Bathroom	2.30m x 1.82m	Fully tiled, bath with power shower over, w.c., vanity w.h.b.
Bedroom 1	3.46m x 3.45m	With laminate flooring, excellent range of built-in wardrobes, feature box window, shower room ensuite
Ensuite	1.65m x 1.33m	Fully tiled, shower stall with electric shower, w.c. and w.h.b.
Hotpress		With dual immersion
Bedroom 2	3.61m x 2.90m	
Bedroom 3	3.60m x 2.63m	With laminate flooring
Bedroom 4	3.09m x 2.97m	With excellent range of built-in wardrobes

Total Floor Area: c.151.31 sq.m. (c. 1,629 sq.ft.)







Features

- Spacious family home
- Extended and upgraded
- Presented in mint condition
- Convenient village centre location
- 10 minutes' drive from M11

Outside

- Double drive
- Concreted yard/space to extend to the side (SPP)
- Professionally landscaped South facing rear garden
- Extensive Indian sandstone patio area
- Adman Steel workshop/garden shed 4m x 3m

Services

- Mains electricity
- Mains water
- Mains drainage
- Dual OFCH & SFCH
- Alarm

Note: The Sale is inclusive of all carpets, curtains, blinds, hob, extractor, oven, dishwasher, and most light fittings. The light fitting in the sitting room is expressly excluded from the sale.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: From Wexford Town proceed out the R741 (Wexford town to Ballycanew/Gorey Road) for c. 18 km and turn left signposted for Oulart. Proceed into Oulart village turn right at the monument in the centre of the village, turn left just before the church and Kyle Meadow is on the right-hand side. On entering the development follow the road around to the left, continue around the green area and No. 17 is on the left-hand side. **Eircode: Y35 EE00.**





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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Building Energy Rating (BER): C2 BER No. 114863863
Energy Performance Indicator: 184.63 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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