

FOR SALE

AMV: €265,000

File No. c207.BF



Rahale, Oilgate, Co. Wexford

- Spacious family home conveniently located close to new M11 Motorway.
- Extending to c. 223 sq.m. / 2,400 sq.ft.
- Within easy reach of village amenities and local primary & secondary schools.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



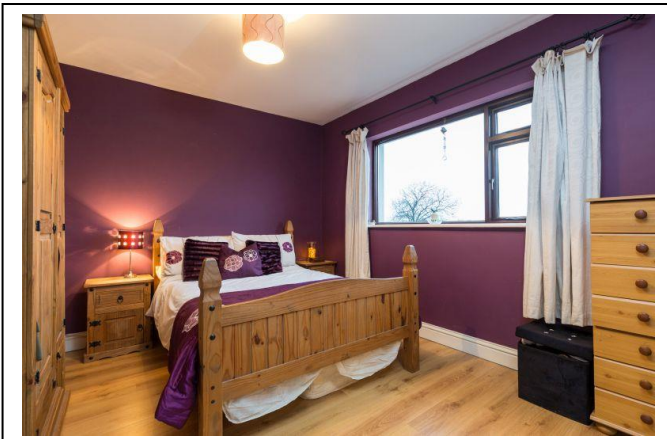
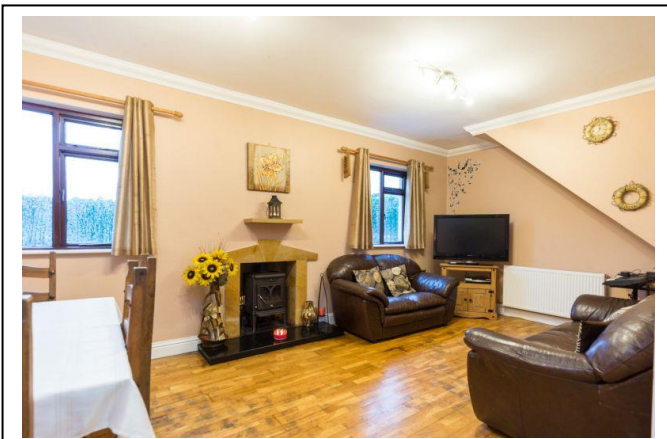
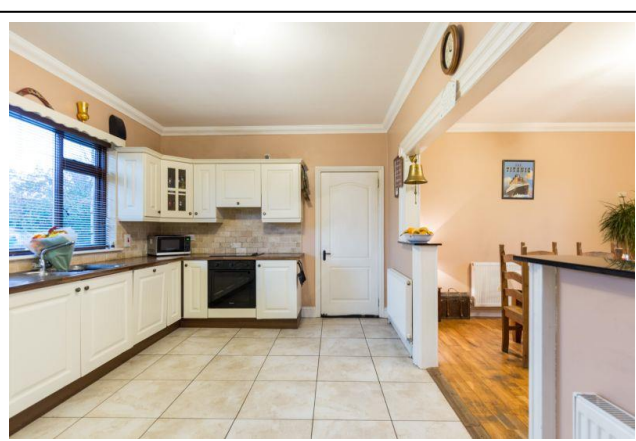
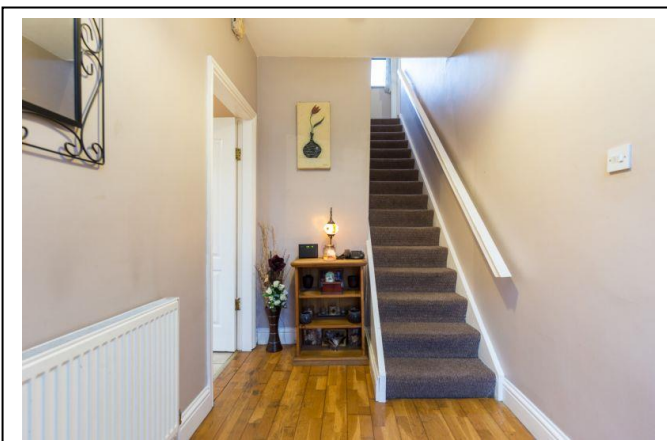
**Kehoe
& ASSOC.**

GENERAL DESCRIPTION:

This spacious family residence is ideally located less than 5 minutes' drive from the new M11 Motorway. Local village amenities are only 2 km away in the village of Oilgate it is approximately 12 km to Wexford town and c. 9 km to Enniscorthy town, there are also excellent primary and secondary schools within easy reach. The property has been well maintained over the years, tastefully decorated and is presented to the market in good condition throughout. The ground floor of this property boasts generously proportioned free flowing living space with open plan kitchen/dining/living room, separate sitting room and a large games room/play room perfect for a growing family. Upstairs there are four spacious double bedrooms (3 ensuite), family bathroom and a study/dressing room.

The site extends to c. 0.6 acre and is laid out mainly in lawns with gravelled drive/forecourt, mature boundaries and some well-established ornamental trees and shrubs. It has all essential amenities close at hand and also is situated within a 20 minute' drive of many sandy beaches.

If you are searching for a well-located family home then this could be the one. To book your viewing call Wexford Auctioneers Kehoe & Associates on 053-91444393.



Accommodation

Entrance Hallway	3.32m x 1.82m	With semi-solid timber floor and staircase to first floor.
Sitting Room	6.77m x 3.63m	With feature brick open fireplace, coving, wall lights and solid timber flooring.
Kitchen	4.73m x 3.22m	With built-in floor and eye level kitchen units, natural brick tiled splashback, oven, hob, extractor fan, integrated dishwasher, fridge/freezer, display cabinets, under-counter lights, coving, with tiled floor and open plan to:
Living/Dining Room	6.68m x 3.32m	With solid fuel stove, coving and semi-solid floor.
Play/Games Room	5.55m x 3.34m	With laminate floor and door to outside.
Rear Lobby	3.29m x 0.86m	With timber floor, storage presses and door to rear garden.
Guest w.c	2.39m x 0.94m	With w.c and laminate floor.
Utility	2.43m x 1.98m	With timber floor covering, plumbing for washing machine, built-in storage presses and central heating burner.

First Floor

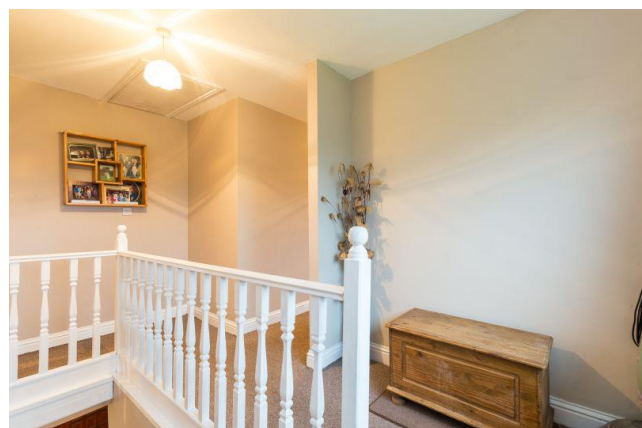
Bedroom 1	3.63m x 3.25m	With laminate floor.
Bedroom 2		
Ensuite	2.24m x 1.82m	Tiled shower stall with power shower, w.c. and w.h.b.
Bedroom 3	3.79m x 3.34m	With laminate floor and shower room ensuite.
Ensuite	3.33m x 0.85m	Shower stall with power shower, w.c, w.h.b, and laminate floor.
Bedroom 4	3.50m x 3.34m	With laminate floor and shower room ensuite.
Ensuite	2.33m x 1.05m	Tiled shower stall, w.c, and w.h.b..
Bathroom	2.82m x 2.09m	With w.c, vanity w.h.b, bath and tiled shower stall with Triton T90i. Part tiled walls and tiled floor
Hotpress		
Office/Study	4.58m x 2.26m	

Total Floor Area: c. 223 sq. m. (c. 2,400 sq. ft.)

Building Energy Rating (BER): C2

BER No.: 102467842

Energy Performance Indicator: 196.4 kWh/m²/yr



Features

- Conveniently located close to the new M11.
 - Spacious family accommodation.
 - Wall and attic insulation upgraded.
 - Within easy reach of village amenities, primary and secondary schools.
- Quiet peaceful setting.

Outside

- Private garden with mature boundaries and planted trees.
- Gravel drive and forecourt.
- Dog run
- Garden shed wired for electricity.

Services

- Mains electricity.
- Mains water.
- OFCH
- Septic tank.
- Fibre broadband.

DIRECTIONS: From Wexford proceed along the N11 to Oilgate. In Oilgate take right turn just before the 'Slaney Inn Public House' and continue along this road for approx. 2km. The property is the first house on the right-hand side past the GAA pitch. (For Sale sign) www.Eircode.ie Y21KN22



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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Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com

PRSA Registration No.: 00214



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