

# FOR SALE

AMV: €235,000

File No. c179CWM



## 38 Oak Park, Ballymurn, Co. Wexford

- Excellent 4 bed detached family home in village centre location with easy access to the M11 Motorway
- Located only 10 minutes, drive from a choice of sandy beaches and a short drive from Enniscorthy town.
- Acc. briefly comprises; entrance hallway, living room, kitchen/dining, utility room, back porch, guest w.c., 4 bedrooms (master en-suite), family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**

## 38 Oak Park, Ballymurn, Co. Wexford

No. 38 Oak Park is a detached 4 bed family home presented to the market in excellent condition. Suitable for a wide range of buyers, including family living, first time buyers, retirement, or investment. The property is bright with well-appointed living accommodation, set in this quiet development in Ballymurn. Ballymurn village is an excellent location only 10 minutes from a choice of superb sandy beaches. This setting is absolutely perfect for those looking for all the benefits of country living yet being only a short drive from Enniscorthy town and easy access to Wexford/Gorey Road & M11 Motorway. It is within a short stroll of the primary school, shop, church, pub, etc. It is presented for sale in superb condition and is ready for occupation literally at the turn of a key.

To arrange a suitable viewing time contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



## ACCOMMODATION

Entrance Hallway	4.60m(max) x 1.96m	Tiled flooring, telephone point and broadband
Living Room	4.87m x 4.55m	Carpet flooring, bay window overlooking front lawn, Stanley solid fuel stove with black granite heart and surround with marble stone mantle piece, t.v. point. Central lighting and wall mounted lights.
Kitchen/Dining Room	4.87m x 4.33m	Tiled flooring, high quality walnut fitted kitchen units including stainless steel sink and drainer, fridge-freezer, integrated 4-burner gas burner hob with overhead extractor fan, integrated Electrolux double oven and intergrated Electrolux dishwasher . Sliding doors leading to the South facing garden patio and further gardens in lawn.
Utility/Back Porch	2.68m x 1.96m	Tiled flooring, walnut floor units, counter space, tiled splashback. Plumbed for washing machine Door to rear garden.
Guest W.C.	1.96m x 1.98m (max)	Tiled flooring, w.c, w.h.b. with tiled splashback with mirror and lighting overhead

### **Carpeted timber stairs to first floor**

Landing	3.41m x 2.00m	Carpeted flooring.
Master En-suite	4.87m x 3.00m	Carpet flooring, bay window overlooking rear garden Fitted wardrobes with shelves and rails. En-suite: tiled floor, w.c., w.h.b. with mirror overhead, tiled shower corner stall with Triton T90si shower with tiled surround and wall mounted glass shelves
Corridor	3.20m x 1.08	With double door access to hotpress with dual immersion and fitted shelving. Stira attic access overhead.
Bedroom 2	3.58m 3.22m	Carpeted flooring, large window overlooking front garden, full wall 3.5m bay fitted wardrobes with central mirror front, fitted shelves and rails throughout.
Bedroom 3	3.02m x 3.10(max)	Carpeted flooring, window overlooking front gardens
Bedroom 4	3.19m(max) x 2.22m	Carpeted flooring with window overlooking side garden.
Family Bathroom	2.00m x 1.80m	Tiled flooring, half wall tiled surround, w.h.b with mirror overhead & w.c., bath and wall mounted glass shelving

**Total Floor Area: c. 129 sq. m. (c. 1,389 sq. ft.)**





### FEATURES

- Bright spacious accommodation.
- Walking distance of all amenities at Ballymurn including, shop, school, church, etc.
- 10 minutes' drive to a choice of sandy beaches.
- Presented in superb condition – ready for immediate occupation

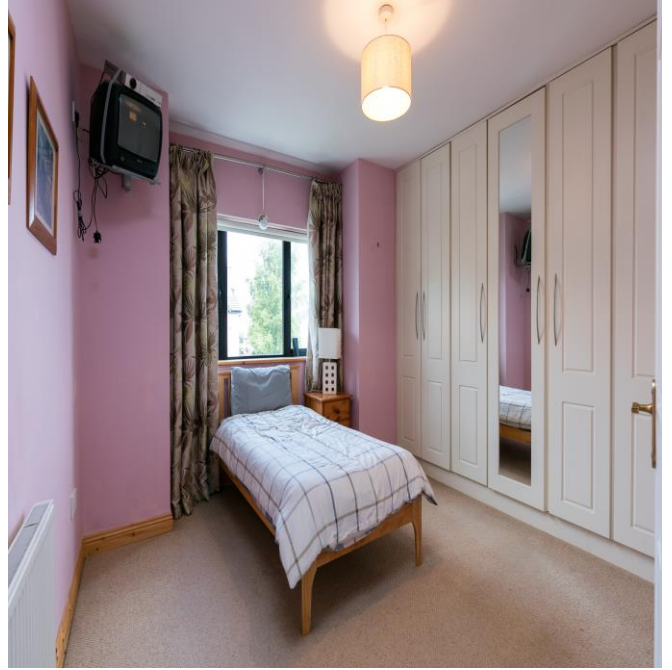
### OUTSIDE

- South facing rear garden with large patio area and areas in lawn.
- Cobblelock driveway with 2 car parking spaces.
- Detached property with dual side access to rear gardens.
- Garden to front in lawn.

### SERVICES

- Mains water
- Mains drainage
- OFCH
- Broadband

**DIRECTIONS:** Proceed to Ballymurn village passing the church on your left hand, continue straight ahead and Oak Park is the second development on your right-hand side. Turning into Oak Park, continue straight and No. 38 is on you right hand side (For Sale sign). Eircode: Y21 HK51



GROUND FLOOR



FIRST 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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**Building Energy Rating (BER): C1 BER No. 115339392**  
**Energy Performance Indicator: 153.22 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents.

**Sales Agent**  
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