

FOR SALE

AMV: €550,000

File No.d470. BF



Roperstown, Oylegate, Co. Wexford

- Set on a professionally landscaped private site amidst the rolling hills of county Wexford just outside the village of Oylegate and only a couple of minutes' drive from the M11. This is a peaceful scenic location steeped in history and natural beauty.
- Spacious 4 bedroomed detached family home constructed in 2003 with an impressive Georgian style front door, large picture windows, granite quoins, granite window sills and 9 foot ceilings throughout.
- The property has been finished to an exceptionally high standard with travertine tiled flooring, solid wood flooring, bespoke hand-crafted Kieran Courtney kitchen units, and stylish bathrooms. Tastefully decorated in an attractive neutral pallet with a keen eye for detail and the taste for quality prevailing throughout.
- The light filled accommodation offers generously proportioned rooms sure to satisfy the needs of any growing family. There are three ample reception rooms, spacious family kitchen, study/play room/5th bedroom, utility room and wet room at ground floor level with 4 double bedrooms (one ensuite) and family bathroom at first floor level.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Roperstown, Oylegate, Co. Wexford

Description: Spacious family home set on a professionally landscaped private site amidst the rolling hills of county Wexford just outside the village of Oylegate and only a couple of minutes' drive from the M11. This is a peaceful scenic location steeped in history and natural beauty. This well-located property is positioned only 10 minute's from Enniscorthy Town, 15 minute's from Wexford Town and a little over an hour from Dublin City. Excellent amenities including primary school, church, shop, pub and regular bus services to Dublin are available only 5 minutes' drive away in the village of Oylegate.

This architect designed 4 bedroomed detached family home was constructed in 2003 and boasts some very attractive features including an impressive Georgian style front door, large picture windows, granite quoins, granite windowsills and 9 foot high ceilings throughout. The property has been finished to an exceptionally high standard with travertine tiled flooring, solid wood flooring, bespoke hand-crafted Kieran Courtney kitchen units, oil/gas fired stoves and stylish bathrooms. Presented in pristine condition, tastefully decorated in an attractive neutral pallet with a keen eye for detail and the taste for quality prevailing throughout.

Nicely positioned on an elevated c. 0.74 acre site with lovely countryside views from the front of the property. Approached through a gated entrance with gravelled drive and forecourt. Surrounded by professionally landscaped gardens cleverly laid out and planted with an emphasis on ease of maintenance. The external space here is really quite special and offers the true definition of a room outside that flows seamlessly off the sunroom. The outdoor space is enclosed by an attractive cedarwood fence on one side and the nicely planted elevated garden on the other side and finished in a quality timeless outdoor porcelain tile. Fabulous sunny aspect offering the perfect spot for outdoor dining, entertaining or an evening barbeque.



Locality: This is a peaceful scenic location steeped in history and natural beauty. There is a wealth of natural beauty spots to explore including Edermine, Vinegar Hill, Borodale fishing and forest walk, Bree Hill, and the beautiful Slaney River Walk from the promenade in Enniscorthy Town to name but a few. The beautiful Curracloe Beach and fabulous Wexford coastline is only 20 minutes drive away. There is also an endless choice of sporting clubs and leisure activities to entertain every member of the family. Within easy reach you will find golf, soccer, GAA, rugby, boxing, athletics, cycling and swimming.

Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates on 053-9144393 to arrange a viewing appointment.

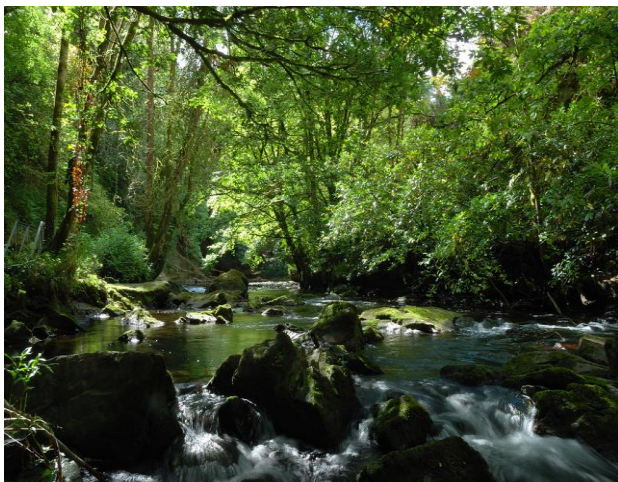
Curracloe Beach



Bree Hill



Borodale Woods



River Slaney Walk





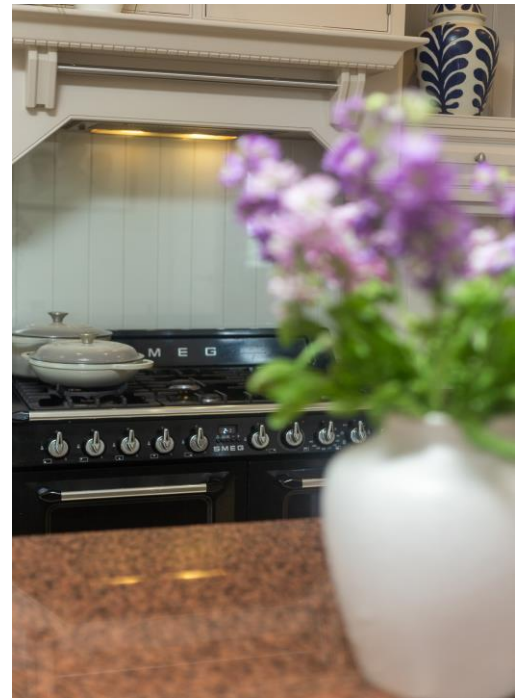


ACCOMMODATION

GROUND FLOOR

Entrance Hallway	4.05m x 2.89m	With marble tiled floor, solid oak staircase to first floor, coving and recessed lighting.
Sitting Room	5.69m x 4.35m	With feature cast iron open fireplace, coving centre piece and timber floor.
Dining Room	3.70m x 4.29m	With oil fired stove, timber floor, open plan to kitchen and door to:
Study / Office	4.07m x 2.28m	With timber floor.
Kitchen	7.44m x 3.73m	With handcrafted Kieran Courtney bespoke kitchen units, granite worktop, island unit with bin storage and microwave and granite top, breakfast bar with glass top, gas and electric Smeg Range style cooker, dishwasher, Belfast sink, larder press, integrated fridge freezer, travertine tiled floor and double doors to:
Sunroom	4.37m x 4.07m	With timber floor, gas stove, vaulted ceiling and French doors to outside.
Utility Room	2.86m x 1.58m	Sink unit, plumbing for washing machine, space for tumble dryer, extensive built-in storage, immersion, laminate floor and door to outside.
Wet Room	2.24m x 1.24m	Fully tiled with shower, w.c. and w.h.b.





ACCOMMODATION

First Floor

Bedroom 1	4.35m x 3.76m	With walk-in dressing area (1.95m x 1.00m) with Sliderobe, ensuite and dual aspect windows with beautiful views of the countryside.
Ensuite	1.66m x 1.96m	Tiled shower stall, w.c., vanity w.h.b. and tiled floor.
Bedroom 2	3.40m x 4.36m	With walk-in wardrobe.
Hotpress		
Bedroom 3	4.05m x 3.42m	With walk-in wardrobe.
Family Bathroom	3.19m x 2.07m	Free standing claw foot roll top bath with mixer taps, shower stall with power shower, vanity w.h.b., w.c., porcelain tiled floor and heated towel rail .
Bedroom 4	3.46m x 2.44m	With laminate floor.

Total Floor Area: c. 233.53 sq.m. (c. 2,507 sq.ft.)







Features

- Spacious family home
- Generously proportioned light filled reception rooms
- Presented in pristine condition
- Superb location only 10 minutes' from Enniscorthy Town
- Quiet county setting

Outside

- 0.30 hectare/0.74 acre site
- Gravelled drive/forecourt
- Extensive porcelain tiled patio areas
- Professionally landscaped gardens
- Detached garage 5.37 x 3.67

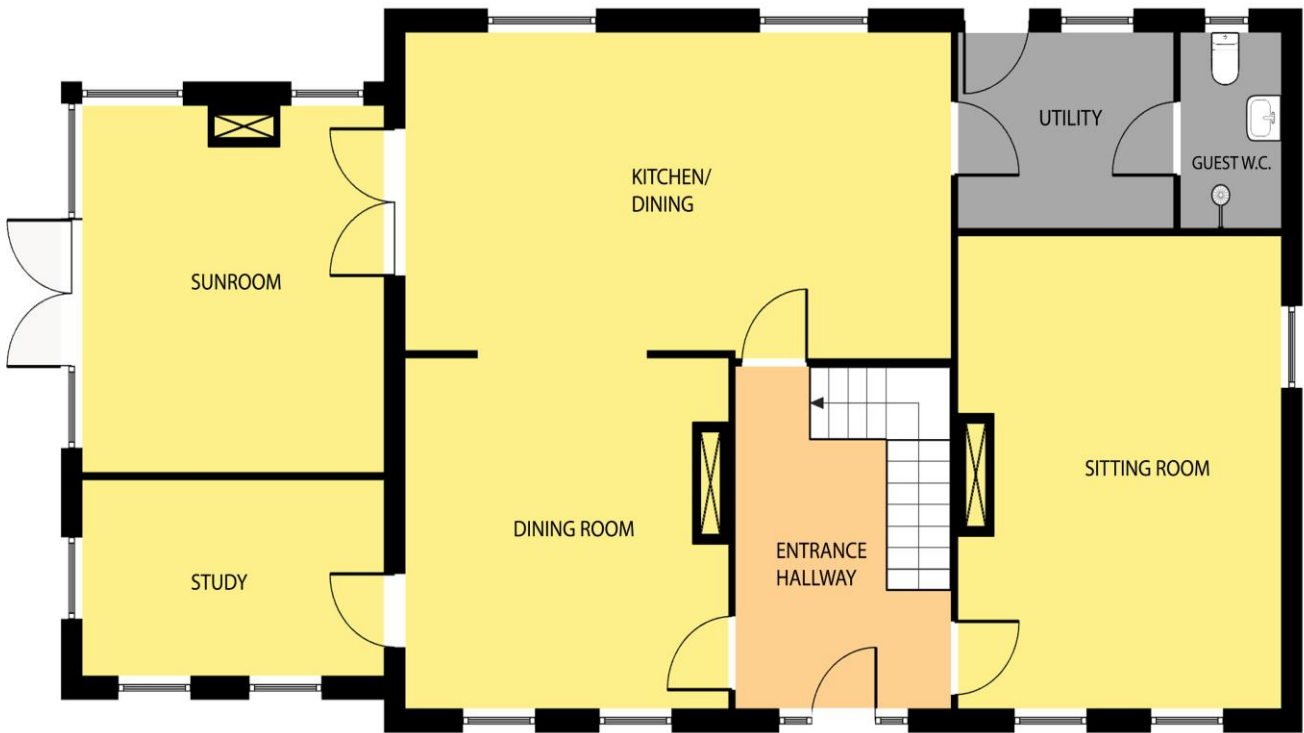
Services

- Mains electricity
- Private water supply
- Septic tank drainage
- OFCH
- Alarm

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

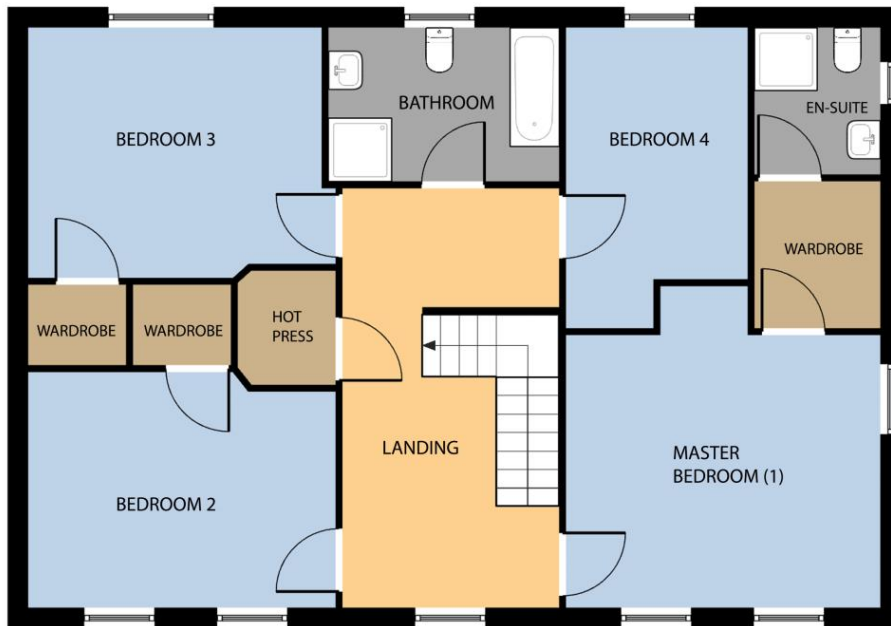
DIRECTIONS: : From Oylegate Village proceed towards Enniscorthy Town and take the first turn right onto the L6047 signposted for Glenbrien. Proceed up this road for c. 2 km and the property is on the left-hand side. White timber gates and timber post/rail fencing at entrance. Y21HE24.

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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Building Energy Rating (BER): C1 BER No. 116614058

Energy Performance Indicator: 160.09 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bernie Farrell

Contact No: 0872501492

Email: bernie@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

