

FOR SALE

AMV: €395,000

File No. E300.CWM



The Oil, Oylegate, Co. Wexford Y21 C854

- Prime location in Oylegate just 500m from the N11/M11 with easy access to Wexford and Enniscorthy.
- Well-maintained dormer bungalow built in 1998, extending to c. 129 sq.m.
- Bright and spacious layout with 3 bedrooms, including a master ensuite, and 2 bathrooms.
- Set on approx. 0.59 acres with a south-facing mature gardens, patio, and additional versatile storage building with electric.
- Peaceful private setting within walking distance of village amenities, school, and childcare facilities.
- Viewing comes highly recommended, to arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

The Oil, Oylegate, Co. Wexford Y21 C854

Set in the charming village of Oylegate, The Oil Residence enjoys a prime and highly sought-after location just 500 metres from the N11/M11, offering exceptional connectivity while retaining a village atmosphere. Positioned only a 10-minute drive from Wexford Town and approximately 8 minutes from Enniscorthy, this home combines convenience with tranquillity. A range of everyday amenities are within easy walking distance, including Oylegate National School located directly across the road, along with 'Bright Beginnings' creche and after-school facilities. The village itself offers a welcoming community with Mernagh's pub, Slaney Inn Bar & Gastro Pub, PJ's takeaway, Freemans supermarket and post office, as well as a church, community centre, hairdressers, Garda barracks, and regular bus services on the Rosslare to Dublin Airport route—all safely accessible via footpaths with street lighting.

From the moment you step into the inviting entrance hallway, this home has been carefully maintained since its construction in 1998. This attractive dormer bungalow extends to c. 129 sq.m (1,389 sq.ft.) and is presented in excellent condition throughout. The accommodation is both practical and well-proportioned, comprising a bright kitchen/dining area, utility room, and a comfortable living room complete with a solid fuel stove. The ground floor also features a bedroom and a family bathroom, while upstairs offers two additional bedrooms, including a master with ensuite.



The property is further enhanced by its beautifully maintained gardens, extending to c. 0.59 acres, providing a private and peaceful setting ideal for outdoor living. A south-facing patio and rear garden create the perfect space for relaxation and entertaining, complemented by a newly installed garden potting shed. In addition, there is a substantial detached storage building constructed in 2008, extending to c. 27 sq.m and divided into two rooms with electricity, offering excellent versatility.

Modern comforts have also been considered, with fibre high-speed broadband available and recently installed blinds in 2023. With its blend of space, privacy, and accessibility, this superb home offers the best of both worlds—quiet countryside living with all essential amenities close at hand.

Viewing of this impressive property is highly recommended. For further information or to arrange an appointment, please contact sole selling agents Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hallway	5.97m x 2.12m	Solid timber tongue and grooved flooring, double heighted vaulted entrance with Velux over the landing space and timber staircase to landing area. Ample space under staircase for desk or further storage.
Hot-press		Insulated tank and ample open shelves for storage.
Sitting Room	4.30m x 3.99m	Tongue and grooved flooring, solid fuel fire, fitted tv console space with open shelves overhead.
Ground Floor Bedroom 3/Second Sitting Room	3.99m x 3.29m	Carpeted flooring, large window overlooking rear garden.
Family Bathroom	2.54mx 1.75m	Tiled flooring, bath with electric shower overhead and tile surround, w.h.b and w.c
Kitchen/Dining Room	7.73m x 3.47m	Tiled flooring throughout, ample dining area space with dual aspect windows overlooking front garden, sliding door leading to south westerly facing patio area and third large window overlooking rear garden. Kitchen filled with light fully fitted with floor and eye level cabinets, stainless steel double drainer sink with tiled splashback, integrated dishwasher, Zanussi built in double oven and four ring electric hob under extractor fan.
Utility Room	2.86m x 2.08m	Tiled flooring, fully fitted floor and eye level cabinetry, window overlooking side patio, free standing Beko fridge freezer, Hoover washing machine and pedestrian door to rear garden.

From Central Hallway, timber staircase leading to:







ACCOMMODATION

First Floor

Landing

Tongue and grooved and Velux overhead.

Master Bedroom

4.32m x 3.99m

Tongue and grooved flooring, fully fitted wardrobes and open shelves, dormer window overlooking front gardens.

Ensuite

2.42m x 1.58m
(max)

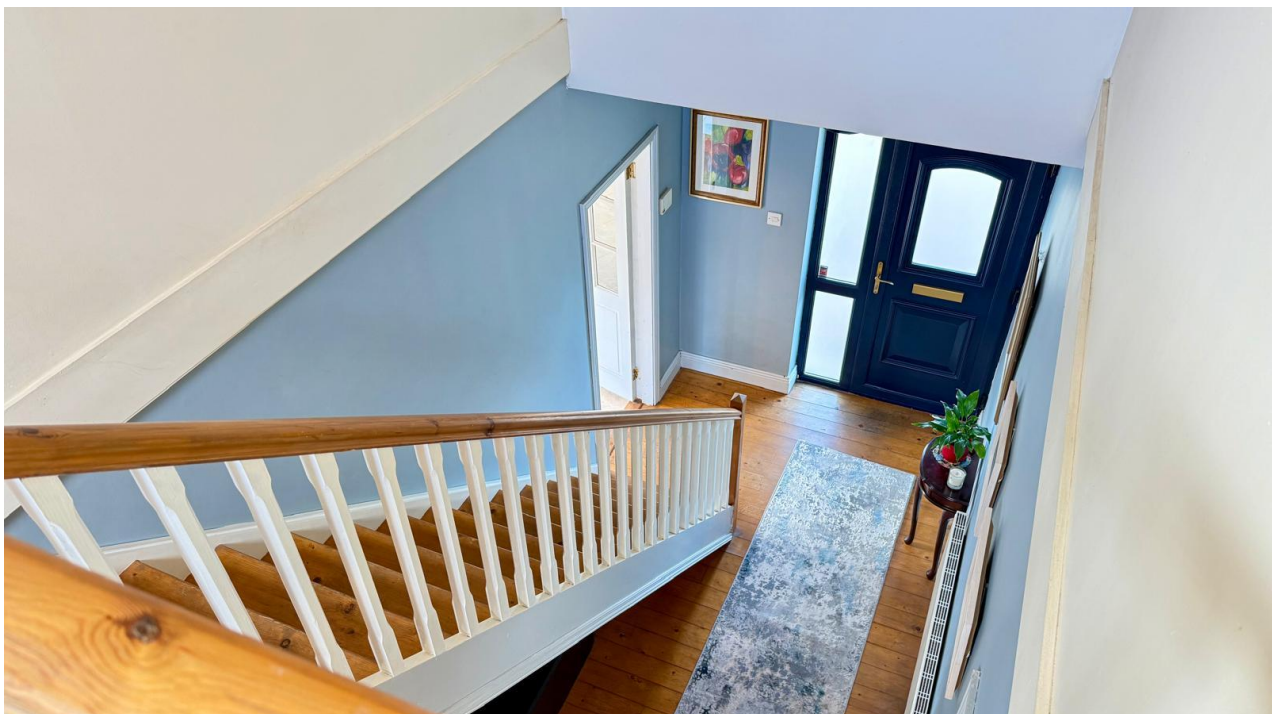
Tongue and grooved flooring, shower with Triton T90 xr overhead w.h.b with tiled splash back with mirror and lighting overhead and w.c. Velux overhead.

Bedroom 2

5.39m (max) x
3.45m

Tongue and grooved flooring, dormer window overlooking front gardens and hatch to a attic overhead with further storage space on the walls to the eaves.

Total Floor Area: c. 129 sq.m / 1,389 sq.ft





Features

- Detached Dormer Residence
- Built in 1998
- 3 Bedrooms, 2 Bathrooms
- Extending to c. 129 sq.m
- Central village location within walking distance to all amenities

Outside

- South facing rear patio
- Site extending to c. 0.59 acres
- New garden potting shed
- Storage garage with two rooms c. 27 sqm (built in 2008)

Services

- Mains water
- Treatment plant system
- OFCH (newly) installed in 2023 with new immersion tank)
- Broadband

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: Eircode: Y21 C854





Building Energy Rating (BER): C2 BER No. 109255554
Energy Performance Indicator: 182.47 kWh/m²/yr

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

Sales Agent
CATRIONA MURPHY
087 2427525
Email: catriona@kehoeproperty.com



Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: info@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. PRSA No. 002141