

NO 28 KYLE MEADOW, OULART, GOREY, CO. WEXFORD Y25 E191



Ref: P4763



QUINN PROPERTY
www.quinnproperty.ie

MOST IMPRESSIVE 5 BED SEMI-DETACHED RESIDENCE ON A LARGE CORNER SITE

For Sale By Private Treaty

LOCATION:

NO 28 enjoys an excellent location within the Kyle Meadow Development which is in the heart of Oulart village. It is convenient to all the local amenities as in primary school, churches, shop, pub and sporting facilities. Constructed in 2005, the development comprises of just thirty homes making this a secure and private development. Oulart village is less than 1km off the R741 Gorey to Wexford road, it is 20km from Gorey, 5 km from Ballyedmond, 20km from Wexford and a ten minute drive will take you to a selection of many fine beaches.

DESCRIPTION:

The house extends to c. 183.8m², is of block construction and is presented in excellent condition throughout, having been recently decorated by the current owners. It enjoys the benefit of a large corner site with side access to enclosed rear garden. Accommodation is bright and cheerful and comprises of:



Entrance Hall:	3.8m X 2m	Laminate floor, coving, stair case carpet
W.C.	2m x 1.6m	WC, WHB, walls fully tiled
Sitting Room:	5.5m x 3.7m	Carpet, Solid Fuel Stove, coving, fitted units
Kitchen/Living Room:	7.5m x 7m 3.9m x 3.5m	Coving, solid fuel stove, laminate floor, double doors to the rear. Tiled floor, tiled splash back, coving, gas hob, fitted waist & eye level units.
Utility Room/Larder:	2m x 1.6m	Shelved, plumbed for washing machine
Bedroom 1:	4.8 m x 3.4m	Laminate floor, fitted wardrobes, coving
Ensuite:	2m x 2m	Fully tiled, electric shower, WC, WHB
Bedroom 2:	3m x 3.7m	Laminate floor, coving



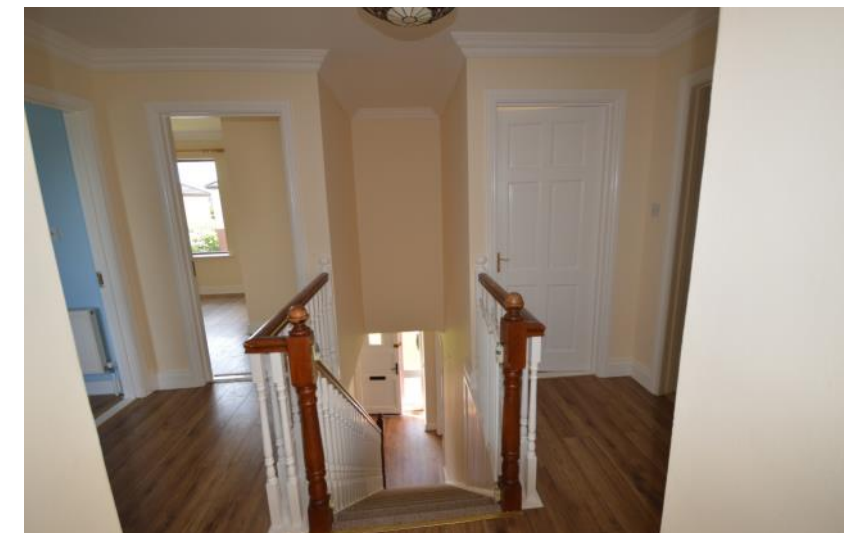
Bedroom 3: 3.3m x 3.7m Laminate floor
 Bedroom 4: 3.3m x 3.3m Laminate floor
 Bedroom 5: 5.2m x 3.7m Laminate Floor
 Bathroom: 4.3m x 2.5m Tiled, wc, bath, whb, electric shower



SERVICES AND FEATURES:
 Oil Fired Central Heating
 All Mains Services
 Super Village Location
 Close Proximity To Beaches
 Presented In Excellent Condition
 Property Extends To: 183.8m²
 Built: 2004



BER DETAILS:
 BER: C1
 BER No. 108471160
 Energy Performance Indicator: 157.19 kWh/m²/yr



This Is A Perfect Family Home In a Village Setting, Viewing Is By Appointment Only

A.M.V. €280,000



DIRECTIONS:

From Gorey proceed to Ballycanew (R741), continue to Ballyedmond, continue on for a further 5km, taking a right turn for Oulart. The 'Kyle Meadow' development is past the Church on the right hand side with No. 28 having a QUINN PROPERTY signboard.

The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.