FOR SALE

AMV: €535,000 **File No. E513 KD**



Olruk, Garrynisk,
Blackwater, Co. Wexford

- **Exceptional 3-bed / 3-bath bungalow residence extenting to c. 142 sq. m. / 1,528 sq. ft. presented in pristine condition throughout.**
- **Featuring "The Braai", a bespoke Outdoor Kitchen & Entertaining Pavilion designed for an unrivalled alfresco dining and entertaining experience seamlessly extending to a beautifully crafted pergola.**
- **Detached Garden Studio, affectionately known as "The Cabana", providing versatile guest accommodation, home office or hobbie space.**
- **Beautifully landscaped elevated site extending to c. 0.64 acres featuring an extensive Indian sandstone patio area, manicured lawns and mature specimen planting, greenhouse, garden shed and a variety of private sun drenched seating areas.**
- **A residence of rare distinction, where grandeur, craftsmanship and meticulous maintenance combine to create a truly exceptional home.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**

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RICS®

Kehoe & ASSOC.

Location

“Olruk” enjoys an enviable position on North County Wexford's coast, an area celebrated for its spectacular beaches, peaceful countryside setting and exceptional quality of life. Offering the perfect balance of privacy and convenience, this is a location where families can embrace outdoor living while remaining within easy reach of all essential amenities. The village of Blackwater is just 2.7km away and provides an excellent range of services including Spar Supermarket, Blackwater National School, St. Brigids Blackwater GAA Club, coffee shop, pubs, church, takeaway, etc.

For lovers of the outdoors, the location is second to none. The award winning ‘Blue Flag’ beach at Ballinesker and Ballynaclash Beach are just minutes away, while the famous golden sands of Curracloe Beach and the beautiful woodland trails of The Raven Point Nature Reserve offer endless opportunities for walking, swimming, cycling and relaxation. Adding further appeal is the nearby Ravenport Resort and its eagerly anticipated 18 hole championship golf course, enhancing what is already regarded as one of County Wexford's most desirable residential locations.

Despite its wonderfully tranquil surroundings, Wexford Town is approximately twenty minutes away, offering an extensive selection of shops, restaurants, cafés, secondary schools and cultural attractions, while the M11 motorway provides excellent connectivity with South County Dublin in less than one hour and thirty minutes.



A residence of absolute distinction, where luxury meets lifestyle.

There are homes that simply provide accommodation and there are homes that create an exceptional lifestyle. “Olruk” undoubtedly belongs to the latter. Occupying a beautifully elevated site and approached by a sweeping gravel driveway, the property immediately conveys a sense of grandeur and timeless elegance. Perfectly manicured lawns, mature specimen planting and beautifully landscaped gardens frame the residence, creating an unforgettable first impression that only improves upon entering.

Constructed in 2002 and lovingly maintained by its original owners ever since, the property has been continually enhanced to an exceptional standard. Decorative ceiling coving, centrepieces, bespoke finishes and tasteful interiors reflect the attention to detail that is evident throughout every room. Nine foot ceilings create an immediate feeling of light and space while the practical layout has been thoughtfully designed for modern family living.

The accommodation comprises an elegant sitting room, a beautifully appointed kitchen and family living space flowing through an attractive open archway into the dining room, utility room, three generous bedrooms, two luxurious ensuite shower rooms and a family bathroom.

Presented in immaculate turnkey condition, the property offers purchasers the rare opportunity to acquire a home that requires absolutely nothing other than moving in and enjoying.




olruk









The Gardens

The gardens surrounding “Olruk” are every bit as impressive as the residence itself. Beautifully landscaped and lovingly cultivated over many years, they provide an ever changing display of colour and texture throughout the seasons. Mature specimen trees, ornamental shrubs, colourful flower beds and expansive lawns create a peaceful setting that feels more like a private country retreat than a traditional garden. Extensive Indian sandstone patios and pathways seamlessly connect numerous outdoor seating areas, each carefully positioned to capture the sunlight at different times of the day. Whether enjoying a quiet morning coffee, entertaining family and friends or simply relaxing in complete privacy, every corner of the garden has been designed to be enjoyed. For gardening enthusiasts, the greenhouse, garden shed and beautifully maintained planting beds provide endless opportunities to continue the legacy established by the current owners.

“The Braai”

A truly unique feature of the property is “The Braai”, an outstanding outdoor entertaining space that transforms family gatherings and summer evenings into memorable occasions. Finished with exposed brick detailing and extensive glazing overlooking the gardens, “The Braai” incorporates an integrated barbecue, electric hob and generous preparation areas. This exceptional space functions as an outdoor kitchen and entertaining room, extending the living accommodation beyond the main residence and providing the perfect setting for year round enjoyment.

“The Cabana”

Complementing the principal residence is “The Cabana”, a beautifully designed detached self-contained building finished to the same impeccable standard. Internally, it comprises a bright living area complete with floor and eye level units and a stainless steel sink, together with a dedicated home office or gymnasium and a shower room.

Offering exceptional flexibility, “The Cabana” is equally suited as guest accommodation, independent workspace, fitness studio or creative retreat, significantly enhancing the lifestyle appeal of the property. An additional external W.C. provides further convenience for those enjoying the gardens and entertaining areas.

Why You'll Love Olruk

Some homes impress through their size and others through their specification. “Olruk” distinguishes itself through something far more difficult to create: atmosphere.

Every aspect of this remarkable residence has been thoughtfully designed and meticulously maintained, from the elegant interiors and beautifully proportioned accommodation to the exceptional outdoor entertaining spaces and extraordinary gardens. The detached “Cabana” and “The Braai” create lifestyle opportunities rarely found in residential properties, while the elevated setting and mature landscaping provide complete privacy and tranquillity.

Properties of this calibre seldom come to the market. Combining timeless elegance, practical family living and outstanding outdoor spaces in one of Wexford's most desirable coastal locations, “Olruk” is more than simply a house—it is a forever home, lovingly created and ready for its next chapter.















ACCOMMODATION

Entrance Hallway	5.13m x 2.21m	With timber flooring, ceiling coving and centrepiece.
Hallway	7.75m x 1.47m	Timber flooring, ceiling coving and Stira staircase to partially floored attic space.
Sitting Room	5.36m x 4.45m (max)	With timber flooring, ceiling coving & centrepiece, wall panelling, feature open fireplace with granite hearth and surround. Bay window overlooking front garden.
Bedroom 3	3.58m x 3.38m	With laminate flooring, ceiling coving & centrepiece, extensive fitted wardrobe & mirror unit, feature headboard panelling.
Bedroom 2	3.57mx 3.48m	With timber flooring, ceiling coving & centrepiece, integrated extensive wardrobe unit, storage closet and ensuite.
Ensuite	2.27m x 1.47m (max)	With tiled flooring, half tiled walls, w.c., w.h.b., shower stall with Triton T90si electric shower and tiled surround.
Master Bedroom	4.44m x 3.94m	With laminate flooring, ceiling coving & centrepiece, feature panelled headboard wall and ensuite. Bay window overlooking front garden
Ensuite	3.49mx 1.28m (max)	With SPC wall and floor tiles, w.c., w.h.b., chrome towel rail, large walk-in shower stall with Triton Noval Sr electric shower.
Family Bathroom	2.88m x 1.93m	With tiled flooring, half tiled walls, wall panelling, w.c., w.h.b., bath with mixer taps and Triton AS200xt electric shower with tiled surround.
Open Plan Kitchen / Living Area	7.49m x 3.59m	With tiled flooring, ceiling coving & centrepiece, bespoke fitted kitchen and breakfast bar with Quartz countertop and splashback, integrated Belling 5-ring hob with overhead extractor, integrated Miele oven with integrated Miele warming drawer, integrated freezer and fridge. Open archway into:
Dining Room	4.53m x 3.09m	With tiled flooring, vaulted ceiling, triple aspect glazing and French doors to rear Indian Sandstone Patio area.
Utility Room	4.71m x 1.76m	With tiled flooring, stainless steel sink, extensive storage cabinets, integrated larder fridge, plumbed for washing machine and French doors to rear Indian Sandstone Patio area.

Total Floor Area: c. 142 sq. m / 1,528 sq. ft.

























ACCOMMODATION

"The Braai"		
Outside Kitchen	4.06m x 3.81m	With tiled flooring, integrated Beef Eater BBQ, electric Neff 4-ring hob with red brick surround and cut granite worktop.
"The Cabana"		
Living Room	4.06m x 3.70m	Part laminate, part carpeted flooring, floor and eye level units, stainless steel sink and undercounter fridge. French doors to rear Indian Sandstone patio area
Shower Room	2.37mx 1.08m	With tiled flooring, w.c., w.h.b., Triton T80 electric shower and tiled surround.
Home Office	2.93m x 4.29m (max)	With laminate flooring and French doors to front garden.

“The Braai”





“The Cabana”















Features

- Exceptional 3-bed / 3-bath bungalow
- Acc. extending to c. 142 sq. m. / 1,528 sq. ft.
- Nine-foot-high ceilings throughout
- Decorative ceiling coving and centrepieces
- Bespoke high-quality finishes
- Immaculate turnkey presentation
- Constructed in 2004
- One owner since construction
- Stira staircase to partially floored attic

Outside

- Elevated landscaped c. 0.64 acre site
- "The Braai" Outdoor Kitchen & Entertaining Pavilion (c. 15 sq. m.)
- "The Cabana" Detached Garden Studio (c. 30 sq. m.)
- South-westerly rear aspect
- Indian sandstone rear patio area
- Greenhouse
- Garden shed
- Mature specimen planting
- Multiple seating areas
- External W.C.

Services

- Private well
- Treatment plant
- O.F.C.H.
- 18 solar PV panels
- Backup generator
- PhoneWatch alarm system
- Fibre broadband available

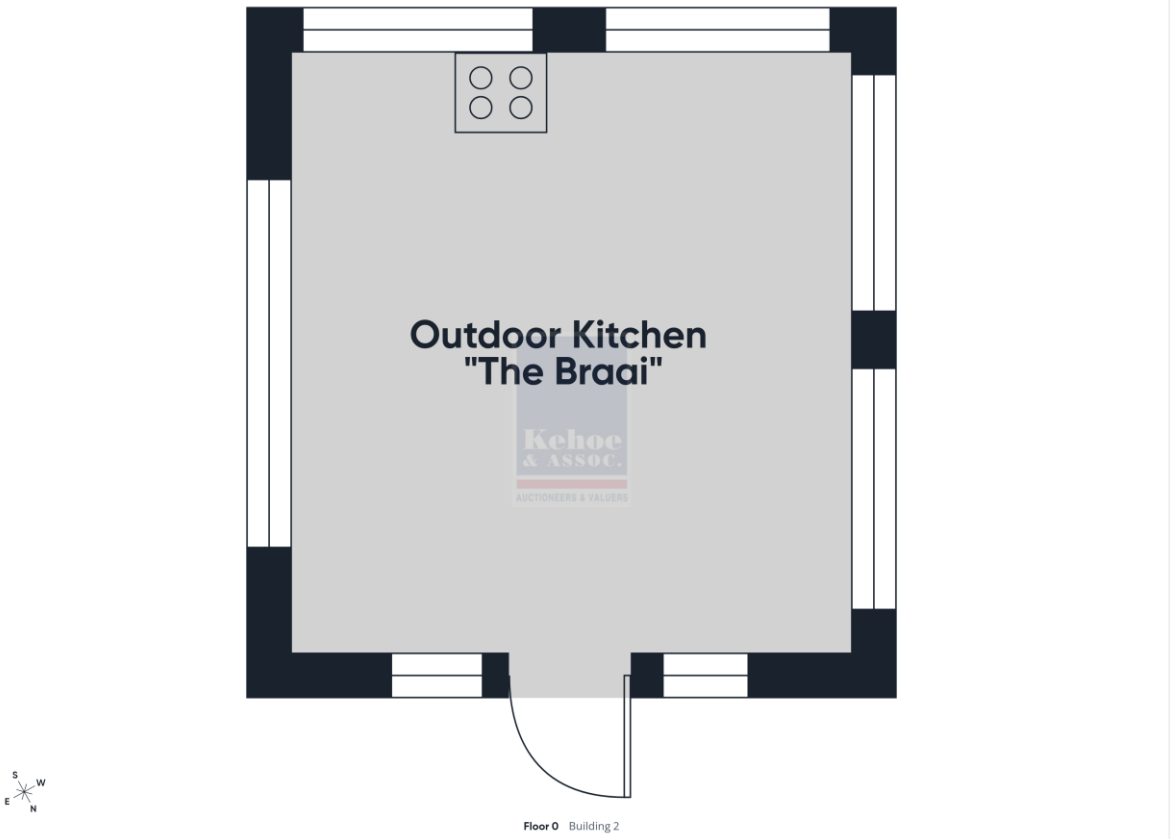
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: From Wexford Town proceed over Wexford Bridge heading north on the R741. Continue for 12.9km passing through Castlebridge Village the turn right signposted for Blackwater. Proceed down this road for 2km and take a left turn at that directional 'For Sale' board. The property for sale is approximately 200m down here on the left hand side ('For Sale' board). **Eircode: Y21 YD93.**

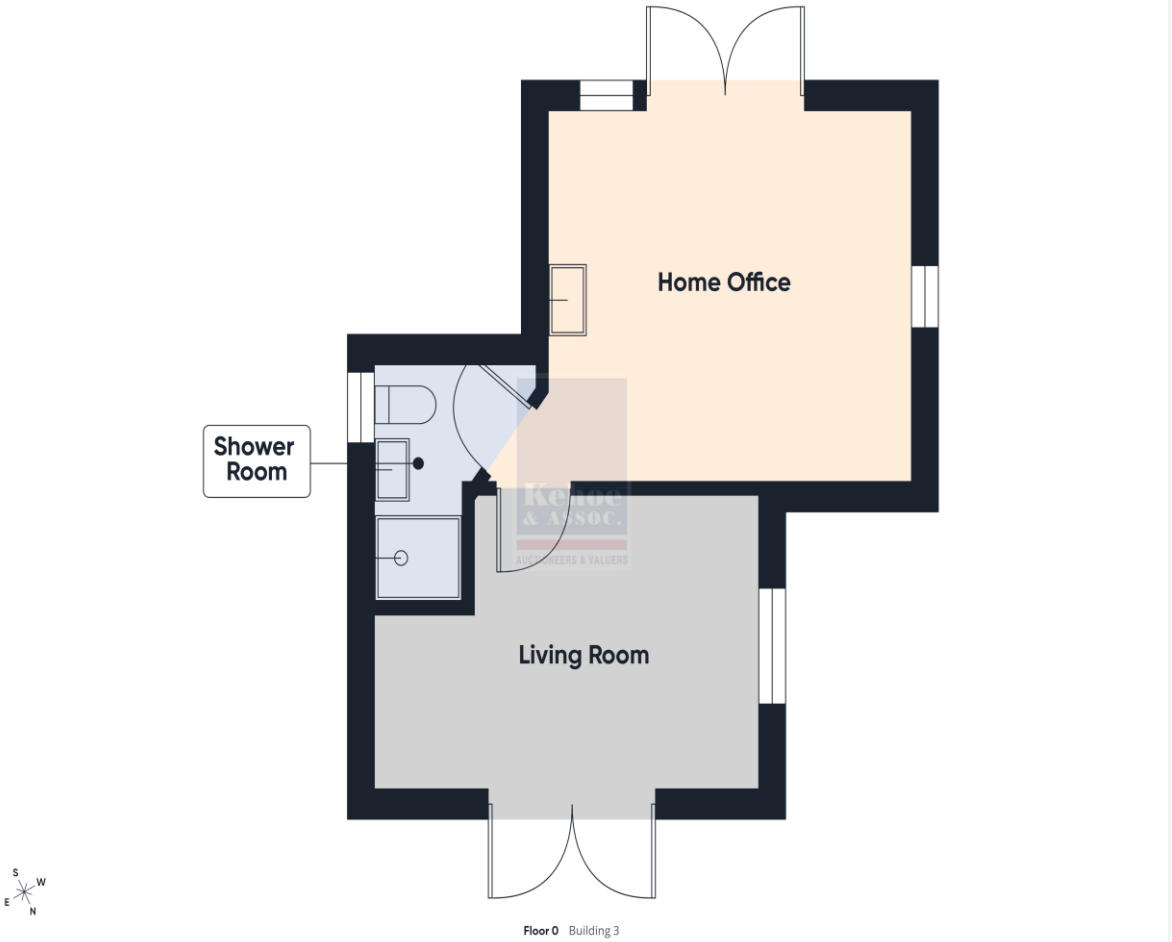





Dining Room
Utility Room
Kitchen / Living Area
Bedroom 3
Bedroom 2
Bathroom
Hallway
Ensuite
Hallway
Sitting Room
Ensuite
Master Bedroom
S
W
E
N
Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3



Building Energy Rating (BER): C BER No. 119501781
Energy Performance Indicator: 160.48 kWh/m²/yr

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



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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