

Ref: P5426

NO 3 BARMONA HEIGHTS, MONAMOLIN, GOREY, CO. WEXFORD Y25 AH58



BER C1

QUINN PROPERTY

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EXCEPTIONAL 4/5 BEDROOM BUNGALOW WITH DETACHED GARAGE ON C. 0.75 SUPERB SITE

For Immediate Sale By Private Treaty





LOCATION:

This spacious family home is located in an excellent rural setting and boasts some of the most stunning views of the surrounding countryside in the sunny South East and to the West. It sits in a small exclusive enclave of four large detached bungalows, just 1.7km off the R741 main Gorey to Wexford road. It is just minutes from the village of Monamolin with primary school, shop, pub, churches and sporting facilities and, with easy access to the southeast coastline, one is spoiled for choice when it comes to superb sandy beaches.

Other amenities close-by include Harney's Pub, the renowned Wells House & Gardens with acres of enchanting woodlands, including fairy & Gruffalo walks, animal farm, childrens' playground and a choice of numerous golf courses. The property is 15 minutes from the M11 motorway and Gorey town with its vast array of amenities, 25 minutes drive from Wexford Town and 20 minutes drive from Enniscorthy.

DESCRIPTION:

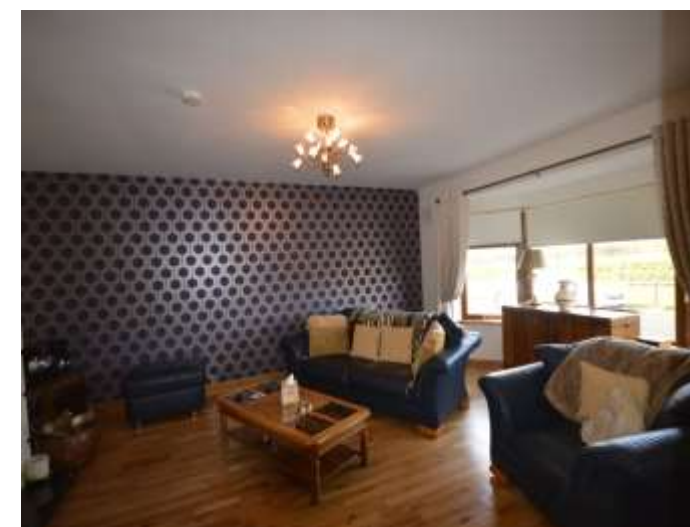
Approached via a tarmacadam driveway with extensive well maintained lawns and mature hedging on all boundaries, the residence was constructed in 2006, extends to 200.54m² and sits on a mature c. 0.75 acre site that enjoys miles of uninterrupted and unobstructed views of the surrounding countryside with Slieve Bui, Mount Leinster and the Blackstairs Mountains in the distance.

Additional features in this stunning property include a spacious hallway with vaulted ceiling leading to a sitting room, large kitchen / dining room, office / dining room, stunning sun room, utility, w.c., family bathroom, 4 double bedrooms, two of which are en-suite and floored large attic. Outside there is a beautiful patio area taking full advantage of the panoramic views, a large detached garage and ample parking for numerous cars. Accommodation is light filled and generously apportioned with this home being presented in immaculate condition throughout.



Spacious and bright accommodation comprises as follows:

Entrance Hall:	4.0m x 3.4m	Polished Porcelain floor tiles, vaulted ceiling which floods this area with light
Inner Hall:	7.5m x 1.1m	Oak flooring, shelved hot press
Sitting Room:	5.8m x 4.4m	Oak flooring, bay window with stunning views, solid fuel stove
Conservatory:	4.0m x 3.9m	Polished Porcelain floor tiles, solid fuel stove, vaulted ceiling, recessed lighting, double doors to beautiful south facing patio area with panoramic views
Kitchen/ Dining:	7.5m x 4.5m	Polished Porcelain floor tiles, fully fitted kitchen, tiled splash back, integrated fridge freezer, dishwasher, Belling cooker, gas hob, electric oven, Granite worktop, free standing island/breakfast counter, double doors to conservatory, recessed lighting
Utility Room:	2.6m x 2.2m	Polished Porcelain floor tiles, fitted units, tiled splash back, plumbed for washing machine, back door
W.C.:	2.2m x 1.0m	Fully tiled, w.c., w.h.b.
Bedroom 1:	4.5m x 4.5m	Oak floor, bay window, walk-in shelved wardrobe
Ensuite:	4.0m x 1.1m	Fully tiled, shower, w.c., w.h.b.
Bedroom 2:	4.5m x 4.5m	Oak floor, fitted wardrobe
Ensuite:	4.0m x 1.1m	Fully tiled, shower, w.c., w.h.b.
Bedroom 3:	3.8m x 2.8m	Oak floor, fitted wardrobes
Bedroom 4:	3.8m x 3.3m	Oak floor, fitted wardrobes
Bedroom 5/ Office/ Study:	3.3m x 3.1m	Oak floor
Bathroom:	3.8m x 2.3m	Fully tiled, bath, shower, w.c., w.h.b.



SERVICES AND FEATURES:

Oil Fired Central Heating (Zone Control)

Private Water (Well)

Private Waste (Septic Tank)

Property Extends To: 200.54m²

Built: 2006

2KW Electric Solar Power System With Diverters To Heat House Water

Fully Alarmed

High Speed Wireless Internet

Built-In Kitchen Appliances

Window Blinds & Light Fittings Included In Sale

Solid Oak Internal Doors, Skirting & Architrave

Large Detached Garage

Panoramic Views

BER DETAILS:

BER: C1

BER No. 106683774

Energy Performance Indicator: 157.67kWh/m²/yr







QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



This Is A Magnificent Family Home In A Wonderful Rural Location. Early Viewing Is Highly Recommended And By Appointment Only

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26 Main Street, Gorey, Co. Wexford Y25DP60

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