

Ref: P5432

MOUNT HOWARD, MONAMOLIN, GOREY, CO. WEXFORD Y25 PK68



BER C1

QUINN PROPERTY

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MOST APPEALING 3 BEDROOM BUNGALOW WITH EXTENSIVE ATTIC CONVERSION & GARAGE ON C. 0.75 ACRE SITE

For Sale By Private Treaty

LOCATION:

This lovely family home enjoys an excellent country setting along a minor road between Monamolin village and Ballymore. It is 7km from Ballycanew with primary school, supermarkets, churches, crèche, hair salon and pubs, 8km from Camolin with a similar choice of amenities, as well as the award winning Cois na hAbhann, Garden/Home Centre and Restaurant, 14km from Gorey with an extensive range of all amenities, 19km from Enniscorthy, 30km from Wexford and just over an hour's drive to South Co. Dublin.

DESCRIPTION:

The property is accessed via wrought iron gates with attractive stone piers that lead to a tarmacadam driveway which extends to the front and side of the house, there is a concrete yard to the rear. The residence sits on a generous c. 0.75 acre site with mature Beech hedging, trees, lawns and well maintained grounds to the front and rear. Generous accommodation is bright and spacious, it is presented in excellent condition through and comprises of:

Entrance Hall:	4.2m x 2.3m	Oak floor
Inner Hall:	10m x 1.0m	Oak floor, shelved hot press
Living Room/Office:	3.3m x 3.5m	Oak floor, open fire, shelving
Sitting Room:	4.5m x 4.2m	Semi solid Walnut flooring, open fire, bay window
Kitchen/Dining:	4.1m x 4.4m 3.5m x 2.9m	Oak floor in dining area, tiled floor in kitchen area, fully fitted Oak kitchen with waist and eye level units, tiled splash back, integrated dishwasher, fridge freezer, electric oven, electric hob, extractor fan, double doors to patio area
Utility Room / Incorporating W.C.	2.7m x 3.1m	Tiled floor, fitted units, freezer, washing machine, back door, W.C. has tiled floor, w.c., w.h.b.
Bedroom 1:	3.5m x 3.4m	Oak floor
Ensuite:	2.3m x 1.0m	Fully tiled, w.c., w.h.b., shower
Bedroom 2:	3.8m x 3.0m	Oak floor
Bedroom 3:	3.2m x 3.0m	Oak floor
Bathroom:	2.3m x 2.0m 1.0m x 1.0m	Fully tiled, w.c., w.h.b.





Attic: Red Deal flooring throughout
 Landing: 4.4m x 2.7m storage
 3.4m x 2.0m
 Room 1: 4.0m x 2.6m
 Room 2: 4.4m x 4.4m Fitted unit
 Bathroom: 3.2m x 2.3m Corner bath, w.c., w.h.b., shower



OUTSIDE:

An attractive entrance with stone walls, piers and wrought iron gates gives way to well maintained grounds with lawns, shrubs and mature trees along the driveway. The property has the benefit of a detached garage measuring 6.7m x 3.6m with roller doors. The rear of the house offers lovely views and privacy.

SERVICES AND FEATURES:

Oil Fired Central Heating
 Private Water
 Septic Tank
 Block Built
 Fibre Broadband
 Curtains, Blinds, Fixtures & Fittings Included In Sale
 Wooden Floors & Tiling Throughout
 Property Extends To: 298m²



BER DETAILS:

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



This Fine Family Home Is Available To View By Appointment Only

A.M.V. €328,000

QUINN PROPERTY

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