

Ref: P6762

NO. 11 MEADOW PARK, MONAMOLIN, GOREY, CO. WEXFORD Y25 TK37



BER C2

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## Contemporary Two Bed Residence In A Most Convenient Location For Sale By Private Treaty



### LOCATION:

Meadow Park is a mature development, conveniently located within the charming village of Monamolin and with ease of access to Gorey, Wexford and the M11. Monamolin benefits from a vibrant community and offers an array of amenities to include pub, convenience store, churches, sporting facilities and primary schools. Gorey with its comprehensive range of services is within a 15 minute drive while South Dublin and the M50 are accessible within an hour. The property is located within easy reach of some of Wexford's finest beaches to include Morriscastle, Old Bawn and Cahore.

### DESCRIPTION:

This contemporary home enjoys the benefit of substantial sitting room with feature fire place, kitchen/dining room with fully fitted kitchen, utility and a guest W.C. on the ground floor. You will find two bedrooms upstairs with a family bathroom which is also accessible directly from the master bedroom. The rear garden benefits from a sunny, south-easterly orientation and is not overlooked. It contains a low maintenance patio area which would make the ideal setting for outdoor entertaining. The front of the property offers off-street parking while there is ample guest parking available also. Accommodation is bright and spacious and comprises as follows:



Sitting Room:	5.1m x 5.4m	Laminate flooring, feature open fireplace with solid fuel stove, stairs to first floor
Kitchen/Diner:	3.1m x 3.4m	Tiled flooring, fitted units, integrated oven, hob & extractor fan
Utility:	1.9m x 1.5	Tiled flooring, storage area, door to rear garden
Guest W.C.	1.5m x 1.0	Tiled flooring, WC, WHB
First Floor:		
Landing	2.5m x 2.2m	Carpet flooring
Master Bedroom:	2.6m x 5.1m	Carpet flooring
Bedroom 2:	2.1m x 5.1m	Carpet flooring
Bathroom:	1.8m x 2.5m	Tiled flooring, WC, WHB, bath with tiled surround and overhead electric shower







SERVICES AND FEATURES:  
Shared Septic Tank  
Mains Water  
Oil Fired Central Heating  
Garden Shed  
Private Rear Garden  
Ample Car Parking Space  
Property Extends To: C. 77m<sup>2</sup>  
Built: 2003



BER DETAILS:  
BER: C2  
BER No. 116443292  
Energy Performance Indicator: 179.94kWh/m<sup>2</sup>/yr



Early Viewing Is Recommended

**A.M.V. €172,500**



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