

QUINN PROPERTY

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



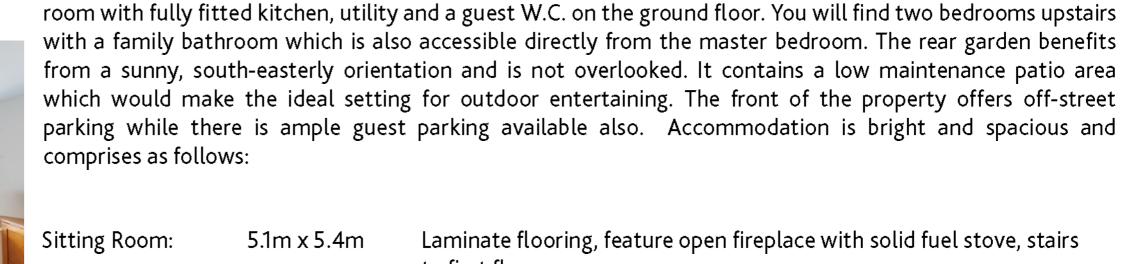
LOCATION:

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.

This contemporary home enjoys the benefit of substantial sitting room with feature fire place, kitchen/dining

DESCRIPTION:

Landing





Laminate flooring, feature open fireplace with solid fuel stove, stairs to first floor Kitchen/Diner: Tiled flooring, fitted units, integrated oven, hob & extractor fan 3.1m x 3.4m Utility: Tiled flooring, storage area, door to rear garden 1.9m x 1.5 Guest W.C. 1.5m x 1.0 Tiled flooring, WC, WHB First Floor:



Carpet flooring Carpet flooring Master Bedroom: 2.6m x 5.1m Bedroom 2: Carpet flooring 2.1m x 5.1m

2.5m x 2.2m

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. 77m²
Built: 2003

BER DETAILS: BER: C2

BER No. 116443292

Energy Performance Indicator: 179.94kWh/m²/yr







Early Viewing Is Recommended

A.M.V. €172,500

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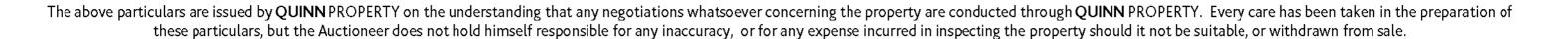
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