

Ref: P7158

MULLAUNREAGH, MONAMOLIN CO. WEXFORD Y21 A2T4



QUINN PROPERTY

www.quinnproperty.ie

A IMPRESSIVE FOUR BEDROOM BUNGALOW WITH DETACHED GARAGE ON C. 0.7 ACRE SITE

For Sale By Private Treaty



LOCATION:

This superb family home enjoys an excellent location only 3.5km from the village of Monamolin and 3km from Boolavogue with primary school, church, pub, shop and sporting facilities. It is only 15km from the coast with popular beaches such as Courtown, Cahore, Poulshone and Old Bawn. The property is 15km from Gorey which is now considered north Wexford's most noted town, offering an excellent choice of schools, restaurants, shops, pubs, award winning hotels. There are excellent daily commuter services in Gorey with Bus Eireann and the local train station. The property is 8km from Ferns, 30km from Wexford, a ten minute drive from the Ballycanew Roundabout and access onto the M11, leaving Dublin a comfortable commute of an hour.



DESCRIPTION:

Standing on a c. 0.6 acre elevated site, the house enjoys stunning views over lush countryside and is perfectly located for leisurely strolls and al fresco gatherings. Thoughtfully designed interiors feature cozy living space, a well-appointed kitchen and inviting bedrooms. The residence was constructed in 2014 and extends to C. 236m² to include a spacious entrance hall, sitting room, kitchen, utility, sun room and 4 bedrooms (2 ensuite), bathroom and extensive attic space. With ample space, this property will appeal to many and in particular to family living. It is approached via a hard core driveway with mature lawn to both sides extending around the property.



The house is presented in pristine condition throughout. Accommodation is bright, spacious and comprises as follows:

Ground Floor:

Entrance Hall:	3.8m x 2.5m	Solid oak floor, staircase
Inner Hall:	11.7m x 1.3m	Tiled flooring
Sitting Room:	5.2m x 4.3m	Solid oak flooring bay window, boiler stove with feature stone surround
Conservatory:	3.2m x 3.0m	Oak flooring, French doors to rear, recessed lighting
Kitchen/Living/ Diner:	8.2m x 3.8m	Tiled and oak flooring, fitted kitchen, integrated dishwasher, Rangemaster cooker (electric & gas), fridge freezer, solid fuel stove, recessed lighting, double doors to conservatory
Utility Room:	2.2m x 1.7m	Tiled flooring, fitted units, shelved hotpress, back door
Bathroom:	3.0m x 2.4m	Tiled floor, bath, shower, W.C., W.H.B.
Bedroom 4:	5.1m x 3.1m	Laminate flooring, walk-in-wardrobe
Ensuite:	1.9m 1.9m	Tiled flooring, shower, W.C., W.H.B.
Bedroom 2:	4.0m x 3.6m	Laminate flooring
Bedroom 3:	3.3m x 3.0m	Laminate flooring
Bedroom 1:	5.2m x 3.9m	Laminate flooring, bay window, recessed lighting
Ensuite:	2.0m x 1.8m	Tiled flooring, shower, W.C., W.H.B.
Attic		
Room 1:	5.8m x 3.6m	
Room 2:	7.6m x 3.6m	





BER DETAILS:

BER: B2

BER No. 117313189

Energy Performance Indicator: 110.95 kWh/m²/yr

SERVICES AND FEATURES:

Private Well

Septic Tank

Oil Fired Central Heating & Solid Fuel

Garage With Roll Over Doors 6.1m x 3.7m

Property Extends To: C. 235.81m²

Built 2014







QUINN PROPERTY

www.quinnproperty.ie

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

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



A.M.V. €380,000

The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA. NO. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

