

For Sale

Price Region €365,000



Knockduff,
Monageer,
Enniscorthy,
Co.Wexford
Y21 CD34



Introducing an impressive three bedroom detached bungalow nestled in scenic countryside beauty yet convenient to all amenities, with fabulous mature landscaped garden`s.

Boasting spacious accommodation with generous room proportions extending to 1336 sq ft approx and comprising entrance hall, sitting room, conservatory, kitchen/dining room, utility room, conservatory to rear, three double bedrooms, one with ensuite and family bathroom.

Externally this lovely home is wrapped around 1 acre approx of mature private grounds with an abundance of shrubbery and trees , providing a riot of colour throughout the seasons. There is a garage and two useful sheds to the side of the property with a further detached steel shed to the end of the grounds, along with polytunnel and orchard - a gardeners dream! The views from the property are something special!

Ideally located in a spectacular rural setting yet just 3km from Monageer village, which is a popular, quiet, residential village with primary school, shop, restaurant, pub, crèche and sporting facilities. Only 5 miles from Enniscorthy town and main N11 Rosslare Euro Route. Just a 20 minute drive away are some of Wexford`s finest award winning beaches. Strategically positioned close to the access junction on Enniscorthy bypass/ M11 which make`s driving time to Dublin ideal. 8km from Ferns and 10km north of Enniscorthy.

A haven of peace and tranquillity with spacious accommodation in a convenient location – Viewing is a must!



ACCOMMODATION

Entrance Hall 12'6" (3.81m) x 6'7" (2.01m) timber floor, alarm

Sitting Room 13'6" (4.11m) x 13'10" (4.22m) timber floor, recess lighting, open fireplace, decorative coving

Conservatory 8'3" (2.51m) x 11'10" (3.61m) door to rear garden

Kitchen/Dining Room 27'11" (8.51m) x 10'2" (3.1m) fully fitted kitchen, tiled floor, solid fuel stove inset

Utility Room 8'3" (2.51m) x 6'11" (2.11m) fitted units

Conservatory 10'6" (3.2m) x 8'7" (2.62m) tiled floor, door to rear garden

Bedroom 1 9'6" (2.9m) x 11'2" (3.4m) fitted wardrobe

Bedroom 2 11'2" (3.4m) x 9'6" (2.9m)

Office 10'0" (3.05m) x 4'11" (1.5m)

Bedroom 3 10'0" (3.05m) x 11'6" (3.51m) decorative coving, fitted wardrobe

Ensuite 4'7" (1.4m) x 6'0" (1.83m) wc, whb, power shower

Bathroom 10'6" (3.2m) x 6'7" (2.01m) wc, whb, bath, electric shower, tiled walls and floor

Garage

Two useful storage sheds

Detached Steel Shed



FEATURES

- Three bedroom bungalow extending to 1336 sq ft approx
- Exceptional views of the surrounding countryside
- Oil fired central heating
- uPVC double glazed windows
- 1 acre approx landscaped grounds
- Number of outbuildings and sheds
- Close to Monageer village
- Minutes from Enniscorthy & Gorey Towns



SERVICES

- Private well water and sewerage, electricity

DIRECTIONS

Y21 CD 34







SOUTH EAST ESTATES

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Disclaimer

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