

FOR SALE

AMV: €285,000

File No.E263.CWM



15 Gleann Na Gcaor, Monageer, Ferns, Co. Wexford Y21 VW24

- Turnkey three-bedroom detached home built in 2006 (c. 122 sq m) presented in walk-in condition.
- South-facing enclosed garden with cobble-locked driveway, ample parking, patio off the kitchen, and dual side access, offering excellent outdoor space.
- Prime village location in Monageer, close to local amenities, schools, and sporting facilities, just minutes from Enniscorthy, the M11/N11, and within easy reach of Wexford's award-winning beaches.
- Accommodation comprises of an entrance foyer, sitting room with open fire, kitchen / dining, utility room guest w.c.,
- Upstairs three bedrooms master ensuite and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

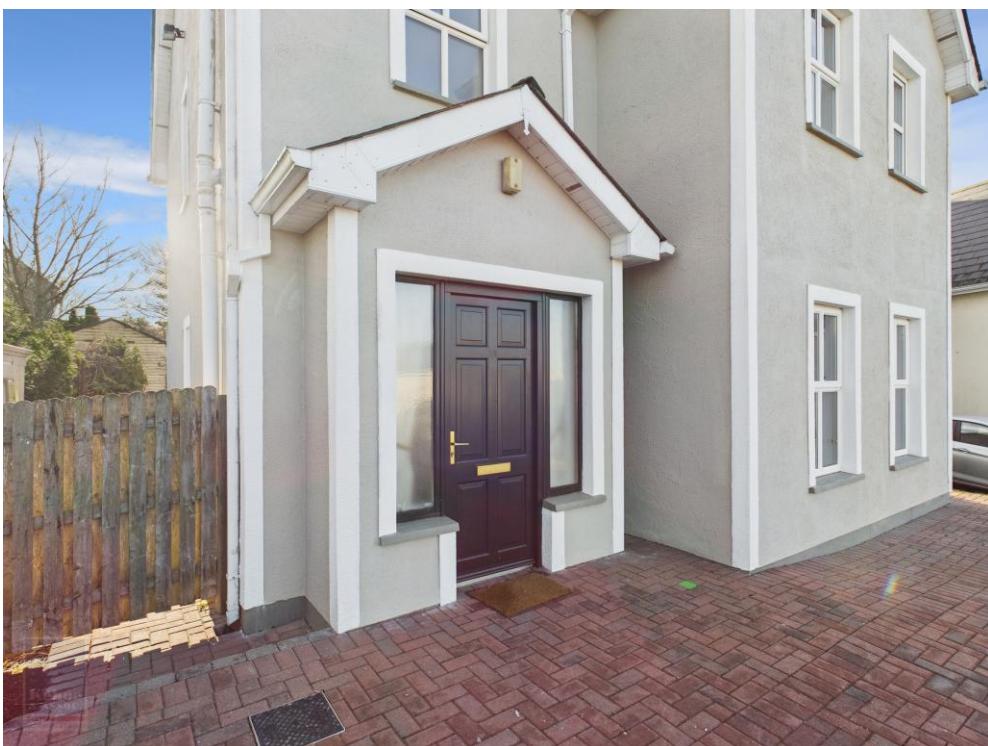
15 Gleann Na Gcaor, Monageer, Ferns, Co. Wexford Y21 VW24

15 Gleann na gCaor is an exquisitely appointed three-bedroom detached residence situated in the picturesque Monageer Village. This property is presented to the market in walk-in condition, offering an excellent equilibrium of living and sleeping accommodations. The impressive interior, spanning c. 122 sq. mtrs., comprises an entrance hall leading to a spacious sitting room featuring an open fireplace and a large window that overlooks the communal green area. The generously sized kitchen/dining room benefits from abundant direct southern light and is located at the rear of the property, alongside a convenient utility room and a guest bathroom on the ground floor. The upper level includes three double bedrooms, with the master bedroom enjoying the convenience of its own ensuite, as well as a family bathroom. This residence presents a blank canvas, having been freshly painted with new carpeting on the staircase, poised for new owners to infuse their personal style.

Externally, the property is accessed via a cobble-locked driveway that provides ample parking. Dual side access leads to an enclosed south-facing garden adorned with lawns, a surrounding pathway, and a cobble-lock patio ideally situated adjacent to the kitchen's French doors.

The property's appeal is further augmented by its prime location in Monageer Village, a desirable and tranquil residential area housing a primary school, shop, restaurant, pub, crèche, and sporting facilities. Additionally, the nearby Monageer grotto offers a delightful feature for those who appreciate walking and nature. Just five miles from Enniscorthy town and the main M11 Rosslare Euro to Dublin route, this home is conveniently located a mere 20-minute drive from some of Wexford's finest award-winning beaches. Its strategic position near the access junction on the Enniscorthy bypass/M11 makes commuting to Dublin particularly convenient.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.





ACCOMMODATION

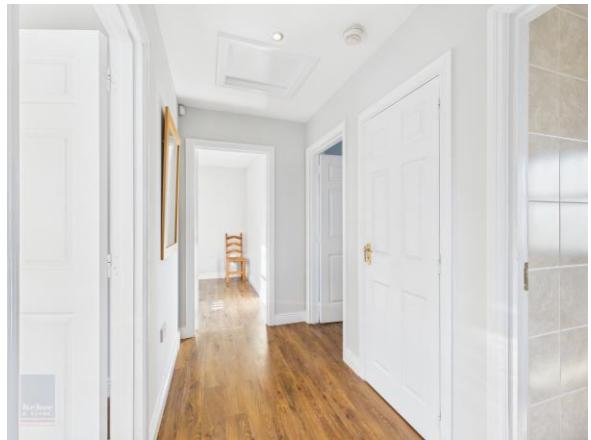
Entrance Hallway	3.76m x 3.14m	With solid timber flooring, alarm panel, hanging hooks under staircase and door leading to:
Large Sitting Room	4.50m x 4.23m	With solid timber flooring, two windows overlooking front driveway, feature open fireplace, cast iron insert and timber surround, tv points, data points and electrical points.

From Central Hallway door leading through to:

Kitchen / Dining Room	5.40m x 3.90m	With tiled flooring, fully fitted kitchen with floor and eye level cabinets, the cooker bay area has ample counterspace right and left of the 4-ring Tricity Bendix, Amica extractor fan, Tricity Bendix oven, ample drawer space, wall mounted storage space right and left of the cooker with tiled splashback, integrated fridge freezer, further kitchen cabinetry to the large wall with window over double stainless steel sink and drainer, ample worktop space with tiled splashback, display cabinetry, integrated Hotpoint dishwasher, ample drawers and storage space.
Utility Room	2.35m x 1.96m	<i>French doors leading to directly south facing rear garden.</i> Tiled flooring, fully fitted with floor and eye level units, ample worktop space with tiled splashback with stainless steel sink and drainer, Hotpoint washing, Nordmende dryer, tallboy storage space, wall mounted storage space, timer for OFCH system and door leading to rear garden. Door to:
Guest Bathroom	1.94m x 1.44m	Tiled flooring, floor to ceiling tiled surround, w.h.b. with mirror overhead and w.c.

Timber staircase to new carpet flooring.





ACCOMMODATION

Landing area	3.43m x 1.44m	Timber laminate flooring, hatch to attic, door to hotpress with insulated water tank and open shelves.
Master Bedroom	4.24m x 4.23m	Timber laminate flooring, two windows overlooking common green area and Mount Leinster and Blackstairs views.
Ensuite	2.30m x 1.25m	Fully tiled, enclosed shower stall with Triton T90xr electric shower, w.c., w.h.b. with mirror and lighting overhead.
Bedroom 2	3.84m x 3.60m	Timber laminate flooring, large window overlooking directly south facing gardens.
Bedroom 3	3.77m x 2.61m	Timber laminate flooring and window overlooking rear garden.
Family Bathroom	3.11m (max) x 2.67m (max)	Tiled flooring, floor to ceiling tiled surround, bath with overhead showerhead, w.c., w.h.b. with mirror and lighting overhead.

Total Floor Area: c. 122 sq. m / 1,313 sq. ft





Features

- Built in 2006
- Located in a village within minutes of the Dublin M11
- Detached two-storey residence
- 3 bedrooms, 2 bathrooms
- Extending to c. 122 sq.mtrs.

Outside

- Directly south facing cobblelock patio off the kitchen
- Large rear garden in lawn
- Garden Shen
- Cobblelock driveway

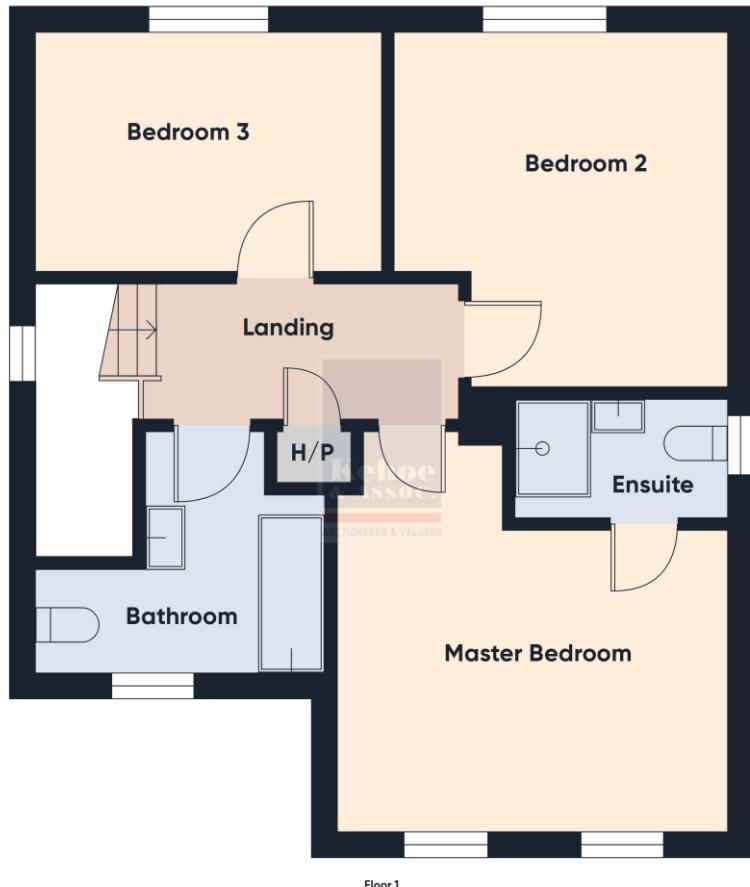
Services

- Mains Water
- Estate Shared Treatment Plant
- OFCH
- Fibre Broadband

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y21 VW24





Building Energy Rating (BER): C2 BER No. 119009058
Energy Performance Indicator: 178.59 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.



Sales Agent
CATRIONA MURPHY
087 2427525
Email: catriona@kehoeproperty.com

Kehoe & Assoc.,
 Commercial Quay,
 Wexford
 053 9144393
www.kehoeproperty.com
 Email: info@kehoeproperty.com



**Kehoe
& ASSOC.**

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