

For Sale

Guide Price: €425,000

**Sherry
FitzGerald**
O'Leary Kinsella



'Cross Winds',
Clone West, Monamolin,
Gorey,
Co Wexford
Y25FK83

BER C2

sherryfitz.ie



Situated in the tranquil area of Clone West, Monamolin, "Cross Winds" is a beautifully presented four-bedroom home that offers both space and comfort. With a total living area of 168.2 m², this property is in excellent condition and features well-proportioned rooms throughout. The house is thoughtfully designed to provide a warm and welcoming atmosphere, making it ideal for family living.

The large garden provides plenty of space for outdoor activities, offering a peaceful setting to unwind or entertain guests. A gravel driveway leads up to the property, providing ample parking and a charming approach to the home. There is also a large, detached garage located to the rear of the property.

This property truly combines modern living with the serene beauty of the surrounding countryside. It's an exceptional opportunity for anyone seeking a spacious and well-maintained home in a desirable location. A viewing is highly recommended to fully appreciate all that "Cross Winds" has to offer.



Accommodation

GROUND FLOOR

Entrance Hallway 4.90m x 2.10 (16'1" x 2'10"): at widest point, solid wood flooring.

Sitting Room 5.50m x 4.00m (18'1" x 13'1"): at widest point, solid wood flooring, feature open fireplace and feature bay window.

Kitchen/Dining 3.70m x 8.10m (12'2" x 26'7"): tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob, integrated dishwasher, integrated microwave and double doors to sunroom.

Sunroom 3.80m x 4.30m (12'6" x 14'1"): at widest point, solid wood flooring, feature bay window, sliding door to patio and vaulted timber clad ceiling.

Utility Room 2.61m x 1.80m (8'7" x 5'11"): tiled flooring and backsplash, fitted storage units and plumbed for washing machine and dryer.

Guest WC 1.00m x 1.80m (3'3" x 5'11"): tiled flooring and walls, WC and wash hand basin.

Master Bedroom 4 4.50m x 3.70m (14'9" x 12'2"): at widest point, solid wood flooring and feature bay window.

Ensuite 0.90m x 3.70m (2'11" x 12'2"): tiled flooring and walls, shower, WC and wash hand basin.

FIRST FLOOR

Landing 4.46m x 3.20m (14'8" x 10'6"): at widest point, solid wood flooring.

Bathroom 3.35m x 2.60m (11' x 8'6"): at widest point, tiled flooring and walls, bath, WC and wash hand basin.

Bedroom 1 3.35m x 3.70m (11' x 12'2"): at widest point, solid wood flooring.

Bedroom 2 3.35m x 4.00m (11' x 13'1"): at widest point, solid wood flooring.

Bedroom 3 3.35m x 4.00m (11' x 13'1"): at widest point, solid wood flooring.

Ensuite 1.50m x 1.83m (4'11" x 6'): tiled flooring and shower, WC and wash hand basin.





Special Features & Services

- Four spacious bedrooms, 1810 sq ft of living space.
- Large garden ideal for outdoor activities and a gravel driveway with ample parking.
- Situated in a serene, desirable location in Clone West, only 15 mins from Wexford's stunning coastline.
- Fantastic views of the surrounding countryside.
- Large, detached garage, fully wired for ESB & contains electric water pump.
- O.F.C.H.
- c.0.75acre site.



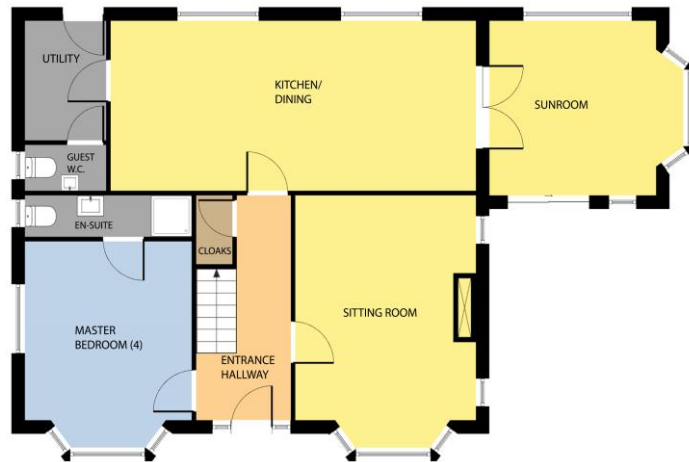




Directions
Y25FK83



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

VIEWING

Viewing by appointment.

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