

For Sale

Asking Price: €440,000

**Sherry
FitzGerald**
O'Leary Kinsella



Bayview,
Monbay Lower,
Craanford,
Co. Wexford,
Y25 WY94

BER C1

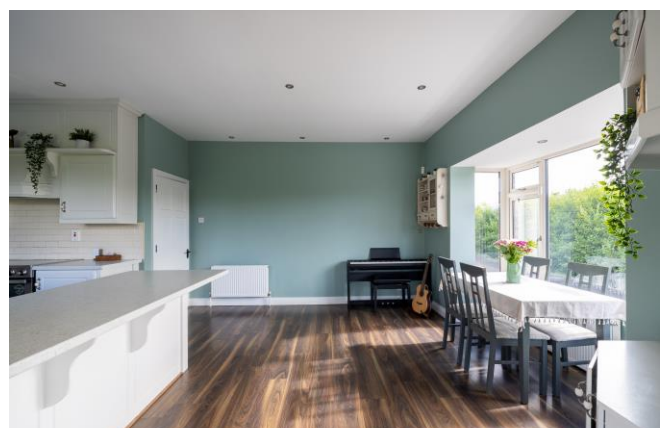
sherryfitz.ie



""Bayview", located in the tranquil townland of Monbay Lower, just outside Craanford near Gorey, this charming four-bedroom bungalow offers spacious living in a peaceful rural setting. The property is beautifully presented and enjoys a bright, south-facing rear garden that captures sunlight throughout the day — perfect for relaxing or entertaining outdoors.

Inside, the bungalow offers well-proportioned rooms with a natural flow, making it an ideal home for families or anyone seeking the comfort of single-level living. To the rear, a raised decking area provides an ideal spot for al fresco dining or simply enjoying the breathtaking views over the garden and surrounding countryside.

Conveniently positioned close to the picturesque Craanford village and within approx. 10 mins drive of Gorey town. The award winning Craanford village and area is renowned for it's sense of community and the development of the amazing facilities in village itself is testament to this fact. The property is also within easy striking distance of the town of Carnew, Co. Wicklow and the M11 motorway to the east.



Accommodation

GROUND FLOOR

Entrance Hallway 6.46m x 2.00m (21'2" x 6'7"): at widest point, laminate wood flooring.

Sitting room 6.16m x 4.30m (20'3" x 14'1"): at widest point, laminate wood flooring, feature fireplace with solid fuel stove and feature bay window.

Kitchen/Dining 3.95m x 7.30m (13' x 23'11"): at widest point, laminate wood flooring, tiled backsplash, fitted kitchen units with breakfast bar, electric oven and hob, integrated dishwasher and double doors to sunroom.

Sunroom 3.90m x 3.80m (12'10" x 12'6"): at widest point, laminate wood flooring and double doors to rear decking.

Utility Room 2.95m x 1.70m (9'8" x 5'7"): tiled flooring and backsplash, fitted storage units, plumbed for washing machine and dryer and American style fridge freezer.

Bathroom 2.95m x 2.20m (9'8" x 7'3"): tiled flooring, bath, WC and wash hand basin.

Bedroom 1 2.94m x 3.82m (9'8" x 12'6"): at widest point, laminate wood flooring.

Bedroom 2 3.64m x 3.90m (11'11" x 12'10"): at widest point, laminate wood flooring, feature bay window and built-in wardrobes.

Bedroom 3 3.50m x 3.40m (11'6" x 11'2"): at widest point, laminate wood flooring.

Master Bedroom 4 3.50m x 4.60m (11'6" x 15'1"): at widest point, laminate wood flooring.

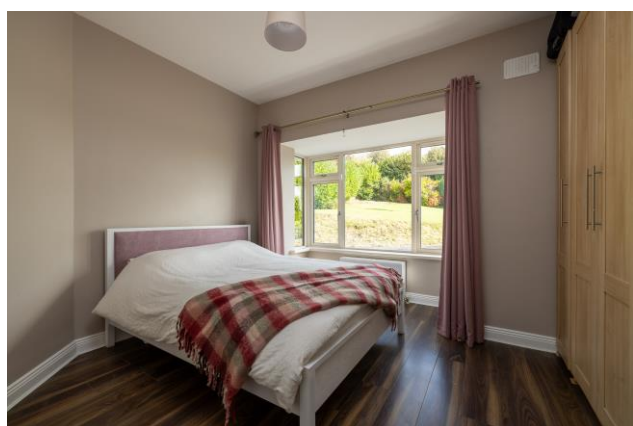
Ensuite 2.35m x 1.70m (7'9" x 5'7"): tiled flooring and shower, WC, wash hand basin.





Special Features & Services

- Spacious, bright interiors with four generously sized bedrooms, perfect for family living.
- South-facing rear garden with a raised decking area, ideal for outdoor entertaining and enjoying the sun.
- Quiet, scenic location with easy access to local amenities and only a short drive to Gorey and the M11.
- Spectacular Views
- Lovely condition throughout





Directions
Y25 WY94



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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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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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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