

For Sale

Asking Price: €325,000

**Sherry
FitzGerald**
O'Leary Kinsella



Mullaunreagh,
Monamolin,
Gorey,
Co. Wexford
Y21 PX99

BER C2

sherryfitz.ie



Nestled in the picturesque countryside this beautiful detached three-bedroom bungalow at Mullaunreagh, Monamolin is resting on approximately 0.7 acres with beautiful views of North County Wexford. Extending to 136 sq m (1,464 sq ft) approximately, this attractive and well-maintained home provides bright and spacious accommodation and meets the needs for any growing family with light filled reception rooms and generous bedroom proportions.

The accommodation briefly comprises of a sitting room, a large bright kitchen/dining room, kitchen with adjoining utility, office, a family bathroom, three bedrooms with the master ensuite.

Outside, the property is surrounded by scenic views of rolling hills and lush greenery of North Wexford, creating a tranquil backdrop for outdoor activities or simply unwinding in the fresh country air. The convenient location offers easy access to local amenities, schools, and transport links, with Gorey just 20 minutes away while EXIT 23 off the M11 motorway is less than 12kms, making it an ideal choice for those looking to balance rural living with modern conveniences.

Don't miss the opportunity to make this delightful rural retreat your own - book a viewing today and experience the peaceful charm of country living in this well-appointed property.



Accommodation

Entrance 2.8m x 3.4m (9'2" x 11'2"):

Sitting Room 4.7m x 3.3m (15'5" x 10'10"):

Kitchen 3.7m x 4.5m (12'2" x 14'9"): fully fitted kitchen.

Dining Area 3.7m x 4.5m (12'2" x 14'9"): timber flooring.

Living Room 3.8 x 3.3m (3.8 x 10'10"): stove.

Utility Room 1.7m x 2.7m (5'7" x 8'10"):

Bathroom 1.9m x 3.3m (6'3" x 10'10"): w.c., wash hand basin, bath and shower.

Office 2.2m x 3.3m (7'3" x 10'10"):

Master Bedroom 4.0m x 3.3m (13'1" x 10'10"): timber flooring.

Ensuite 2.4m x 1.0m (7'10" x 3'3"):

Bedroom 2 3.6m x 3.3m (11'10" x 10'10"): timber flooring.

Bedroom 3 3.0m x 3.3m (9'10" x 10'10"): timber flooring.





Special Features & Services

- Bright spacious accommodation.
- Beautiful scenic views.
- 0.7 acres approx.
- Walk in Condition
- Oil fired central heating.





Directions
Y21 PX99





TOTAL: 136 m²

1st floor: 136 m²

EXCLUDED AREAS: WALLS: 8 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



CONTACT

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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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