

For Sale

Asking Price: €225,000

**Sherry
FitzGerald**
O'Leary Kinsella



Riain Cottage, Court,
Monamolin, Co. Wexford,
Y25NP49

sherryfitz.ie



Nestled in the picturesque countryside, Riain Cottage is a charming detached cottage offering a peaceful retreat away from the hustle and bustle of city life while having a village less than three minutes' walk away. Boasting a generous 98 square meters of living space, this cosy cottage features three inviting bedrooms, perfect for a growing family or those seeking a serene country lifestyle.

As you step inside, the cottage is charming and spacious, and with a host of nearby amenities. The property is in need of some cosmetic work and provides the perfect opportunity for the new owners to make it their own.

The accommodation briefly comprises of a sitting room, a large bright kitchen/dining room, adjoining utility, a family bathroom, three bedrooms and a guest WC.

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 15 minutes away while EXIT 23 off the M11 motorway is less than 13kms, 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



Accommodation

Entrance Hallway 2.23m x 5.12m (7'4" x 16'10") at widest point: tile and laminated flooring

Sitting Room 4.80m x 3.39m (15'9" x 11'1"):
laminated wood flooring, feature open fireplace

Kitchen/Dining Room 4.92m x 4.43m (16'2" x 14'6"):
tile backsplash, fitted kitchen units, gas hob and oven, fridge freezer, dishwasher

Utility Room 2.43m x 1.50m (8' x 4'11"):
linoleum flooring, plumbed for washing machine and dryer,
in-built storage units

Master Bedroom 4.80m x 3.33m (15'9" x 10'11"):
carpet flooring

Bedroom 1 3.55m x 2.45m (11'8" x 8'):
Carpet flooring

Bedroom 2 2.64m x 2.51m (8'8" x 8'3"):
Carpet flooring

Bathroom 2.36m x 2.31m (7'9" x 7'7"):
linoleum flooring, tile shower, wet room shower, WC, wash
hand basin

Guest W.C. 0.85m x 1.50m (2'9" x 4'11"):
Linoleum flooring, WC, wash hand basin





Special Features & Services

- Three bedroom detached cottage
- Beautiful Scenic views
- Superb location, less than 500m to Monamolin village.

Services

Shared septic tank, mains water, fibre broadband available.

BER BER To be confirmed, BER No. To be confirmed



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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Directions
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