

# For Sale

Asking Price: €349,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Monasootha, Camolin,  
Gorey, Co. Wexford,  
Y21 YH99

**BER** C2

[sherryfitz.ie](http://sherryfitz.ie)



Monasootha is a spacious detached dormer residence located in a beautiful countryside setting less than 15 minutes from Gorey town centre and approx. 13 minutes to exit 24 off the M11 motorway. This property comes to the market in beautiful condition.

The residence of approx. 181 sq. m briefly comprises of entrance hallway and to the right a sitting room. To the rear of the property lies the kitchen with utility with French doors opening out onto a lovely patio area with a south westerly facing back garden. Along the corridor is a double bedroom with en-suite along with a large living room which could also be used as a 4th bedroom and further complimented by a family bathroom.

Upstairs there is two further large rooms with W.C. The spaciousness continues outside to this large site with grounds of approx. 0.54 acres which have been well maintained.

This truly is an exceptionally maintained beautiful home and viewing is highly encouraged to appreciate everything it has to offer.



## Accommodation

**Entrance Hall** 4.73m x 2.13m + 0.46m x 4.76m (15'6" x 7' + 1'6" x 15'7"):

**Kitchen/Dining Room** 4.13m x 6.14m (13'7" x 20'2"):  
Fitted kitchen units, French doors.

**Utility Room** 2.30m x 2.23m (7'7" x 7'4"):

**Living Room** 3.49m x 4.67m (11'5" x 15'4"):

**Sitting Room/Bedroom** 3.49m x 7.21m (11'5" x 23'8"):  
Timber effect floor, fitted stove.

**Master Bedroom** 3.60m x 2.79m (11'10" x 9'2"):

**En-Suite** 1.20m x 2.45m (3'11" x 8'):  
W.C., W.H.B., Triton T90 shower.

**Bathroom** 3.04m x 1.97m (10' x 6'6"):  
W.C., W.H.B., sink, bath, Triton aqua sensation shower, tiled floor, part tiled walls.

## First Floor

**Playroom** 4.81m x 5.33m (15'9" x 17'6"):

**Study 3** 4.81m x 6.21m (15'9" x 20'4"):

**W.C.** 1.16m x 2.41m (3'10" x 7'11"): W.C., W.H.B.





### Special Features & Services

- Very scenic location.
- Two reception rooms.
- Mature boundaries.

#### Services

- Private well, septic tank.

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### Directions

Y21 YH99



### NEGOTIATOR

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### SOLICITOR

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