

For Sale

Asking Price: €390,000

**Sherry
FitzGerald**
O'Leary Kinsella



Murcre House, Monfin,
Enniscorthy, Co Wexford,
Y21 F5K5

BER C2

sherryfitz.ie



Step into this stunning detached house located in a sought-after area just a few minutes to Enniscorthy town, Enniscorthy Golf Club and only 8 minutes to the Exit of the M11 motorway.

Boasting a generous 280 sq m of living space, this property offers ample room for a growing family. The house features 4 bedrooms, ideal for accommodating guests and has the benefit of a study/office for anyone working from home. The 2 spacious reception rooms provide the perfect setting for entertaining or relaxing with loved ones. On the first floor is the large landing with an array of possible uses and an playroom with W.C.

As you enter the property, you will be greeted by a bright and inviting atmosphere, with natural light filling the rooms. The cosy yet spacious layout creates a warm and welcoming ambiance throughout. The garden, perfectly situated to the west, offers a tranquil outdoor space for enjoying sunny afternoons or hosting gatherings with friends and family.

Conveniently located near local amenities, schools, and transport links of Enniscorthy town, this property provides easy access to everything you need for a comfortable lifestyle. Don't miss out on the opportunity to make this exquisite house your new home.



Accommodation

Entrance Hall 6.35m x 1.80m (20'10" x 5'11") at widest point:
Tile flooring

Sitting Room 5.62m x 4.40m (18'5" x 14'5") at widest point:
solid wood flooring, feature fireplace with in-set stove, feature bay window

Living Room 3.70m x 3.45m (12'2" x 11'4"):
tile flooring, feature fireplace with solid fuel stove, double doors to south facing patio, double doors to kitchen/dining

Kitchen/Dining Room 4.90m x 7.15m (16'1" x 23'5") at widest point: tile flooring and backsplash, fitted kitchen units, cooker, fridge freezer, integrated dishwasher

Utility Room 3.60m x 2.30m (11'10" x 7'7"): tile flooring and backsplash, fitted storage units, plumbed for washing machine and dryer

Guest WC 2.00m x 2.20m (6'7" x 7'3") at widest point:
tile flooring and walls, WC, wash hand basin

Office/Study 3.60m x 1.80m (11'10" x 5'11") at widest point:
laminated wood flooring, in-built storage

Master Bedroom 3.60m x 6.15m (11'10" x 20'2") at widest point:
laminated wood flooring, in-built wardrobes

En-Suite 1.80m x 2.55m (5'11" x 8'4"):
tile flooring and walls, shower, WC, wash hand basin

Bedroom 1 3.60m x 3.10m (11'10" x 10'2"):

Bedroom 2 3.60 (11'10")m x 4.75 at widest point:
laminated wood flooring, in-built storage

Bedroom 3 3.60m x 3.50m (11'10" x 11'6"):
laminated wood flooring

Bathroom 3.60m x 2.25m (11'10" x 7'5"):
tile flooring and walls, shower, bath, WC, wash hand basin

First Floor

Landing 5.37m x 7.35m (17'7" x 24'1") at widest point:
Solid wood flooring

Playroom 5.37m x 5.27m (17'7" x 17'7") at widest point:

WC 2.38m x 1.20m (7'10" x 3'11"):
tile flooring and walls, shower, WC, wash hand basin





Special Features & Services

- Spacious accommodation of approximately 3020 sq ft approx.
- Standing on beautiful gardens
- Superb location within 3km of Enniscorthy town and c.8 minutes to M11.

Services

Private water, private sewerage, fibre broadband available

BER C2, BER No. 117404913



GROUND FLOOR

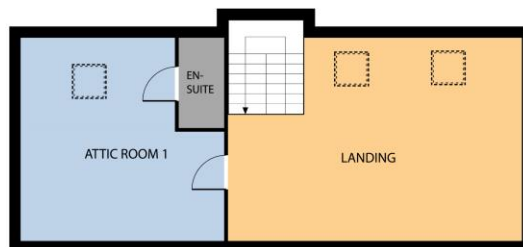


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Directions
Y21 F5K5

FIRST FLOOR



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NEGOTIATOR

Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

SOLICITOR

sherryfitz.ie

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