

For Sale

Asking Price: €220,000

**Sherry
FitzGerald**
O'Leary Kinsella



Monageer, Enniscorthy,
Co. Wexford, Y21 YD80

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Situated in the charming village of Monageer, this delightful, detached house offers a peaceful and secluded retreat for its new owners on a very generous site. Boasting 104 square meters approx. of living space, this property comprises four spacious bedrooms, making it ideal for a growing family or those who love to entertain guests.

Nestled on a lush plot of 0.83 acres approx., this home provides ample outdoor space for relaxation and recreation. The dwelling has a long kitchen/dining room with the sitting room in the centre of the home while there are four bedrooms, the master being en-suite.

Set on a large, private plot, the property provides ample outdoor space with room for gardening, leisure, or future development — a rare advantage in a village location. Within easy walking distance of local amenities and only a short drive to Enniscorthy, this cottage blends rural charm with everyday convenience.

Don't miss your chance to make this tranquil retreat your own. Contact us today to arrange a viewing and discover the endless possibilities that this charming property has to offer.



Accommodation

Entrance Hall 1.83m x 1.61m (6' x 5'3"):
laminate wood flooring

Sitting Room 4.55m x 3.28m (14'11" x 10'9"):
laminate wood flooring, feature fireplace with inset stove

Kitchen/Dining 3.00m x 8.47m (9'10" x 27'9"):
kitchen: tile flooring and backsplash, fitted kitchen units,
electric oven, dishwasher, washing machine, dining: laminate
wood flooring

Master Bedroom 4.50m x 4.18m (14'9" x 13'9"):
at widest point,
laminate wood flooring

Ensuite 1.20m x 2.90m (3'11" x 9'6"):
tile flooring and walls, shower, WC, wash hand basin

Bedroom 1 2.01m x 2.53m (6'7" x 8'4"):
laminate wood flooring

Bedroom 2 2.32m x 3.65m (7'7" x 12'):
laminate wood flooring, in-built wardrobes

Bedroom 3 3.16m x 3.12m (10'4" x 10'3"):
at widest point,
solid wood flooring, in-built wardrobes

Bathroom 3.07m x 2.23m (10'1" x 7'4"):
tile flooring and walls, shower, bath, WC, wash hand basin





Special Features & Services

- Excellent village location.
- Large site, open to a number of possibilities.
- Four bedrooms.
- Approx. 9 minutes to the Exit from the M11 Motorway.

Services

- TBC

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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