

For Sale

Asking Price: €300,000

**Sherry
FitzGerald**
O'Leary Kinsella



Baltyfarrell,
Craanford,
Co. Wexford
Y25 Y983



sherryfitz.ie



Delightful detached 3-bedroom residence standing on approximately 0.69 acres, ideally located at Baltyfarrell, Monaseed. This charming home enjoys a peaceful countryside setting while remaining conveniently close to local amenities, being less than 2km from Monaseed village, approximately 5km from Craanford village, and just a 15-minute drive from Gorey town.

Extending to approximately c.83.8 sqm/c.902 sq.ft., the accommodation is well laid out and comprises an entrance hallway, a cosy sitting room with feature open fireplace, kitchen, three bedrooms and a family bathroom.

Set well back from the road, the property offers excellent privacy and a tranquil atmosphere. A tarmac driveway provides ample parking to both the front and rear of the residence, while the spacious front south facing lawn is bordered by mature hedging, creating an attractive and private outdoor setting.

Boasting picturesque views from every angle, this appealing property offers wonderful potential in a scenic rural location. Early viewing is highly recommended to fully appreciate all that this charming home has to offer.



Accommodation

Entrance Hallway 3.55m x 1.56m (11'8" x 5'1"): at widest point, wooden flooring.

Sitting Room 4.23m x 3.44m (13'11" x 11'3"): wooden flooring and feature open fireplace.

Kitchen/Dining 3.63m x 5.88m (11'11" x 19'3"): at widest point, fully fitted kitchen and tiled flooring.

Bedroom 1 3.12m x 3.06m (10'3" x 10'): wooden flooring.

Bedroom 2 3.12m x 3.90m (10'3" x 12'10"): wooden flooring.

Master Bedroom 3 4.23m x 2.73m (13'11" x 8'11"): wooden flooring.

Bathroom 2.20m x 2.50m (7'3" x 8'2"): fully tiled floors and walls, walk-in shower, w.c. and wash hand basin.





Special Features & Services

- Charming 3 Bed Residence of c.83.8²(c.906 sq ft) approx.
- Positioned approx. 5 minutes from Carnew and approx. 15 mins from Gorey.
- Quiet, Rural, Scenic Setting.
- South facing rear garden.
- Large galvanized shed.

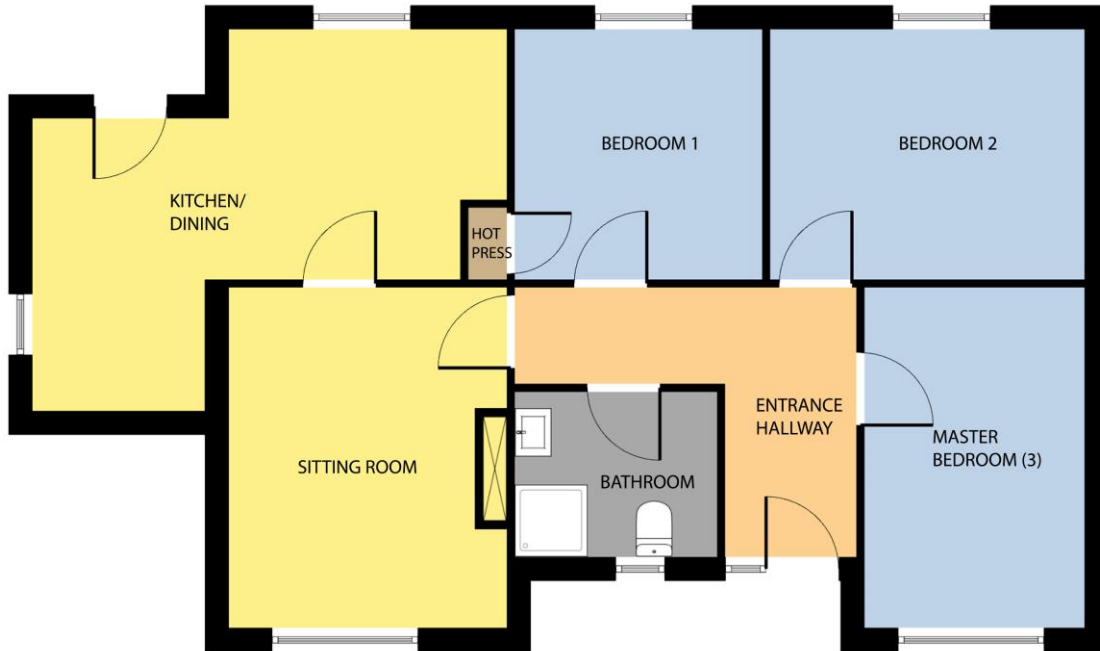




Directions
Y25 Y983



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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CONTACT

Sherry FitzGerald O'Leary Kinsella
Tara View, Esmonde Street, Gorey,
Co Wexford
T: 053 9430088
E: info@olearykinsella.com

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.

sherryfitz.ie

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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