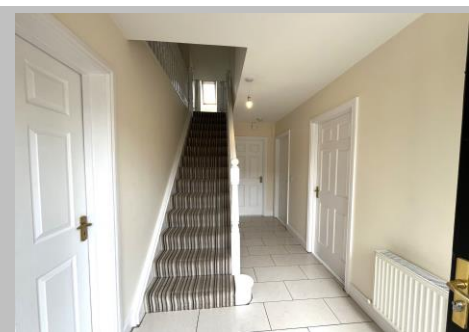


For Sale

Price Region €235,000

 SOUTH EAST
ESTATES



4 Gleann Na Gcaor, Monageer,
Enniscorthy, Y21 HC92

4 Gleann na Gcaor` is a superbly appointed four bedroom semi detached home in a beautiful setting located in Monageer Village.

South East Estates
Tel: 053 900 7239 Email: info@southeastestates.ie
<https://www.seestates.ie>

4 Gleann na Gcaor` is a superbly appointed four bedroom semi detached home in a beautiful setting located in Monageer Village. This property comes to the market in walk in condition offering a strong balance of living and bedroom accommodation.

The impressive accommodation which extends to 1582 sq ft approx comprises entrance hall leading to a gracious sitting room with feature solid fuel stove and bay window, a large kitchen/ dining room awash with light to the rear of the property, utility room, wc and bedroom on ground floor level. Upstairs there are three double bedrooms with the master bedroom enjoying its own ensuite and family bathroom. This home is a blank canvas, freshly painted and waiting for new owners to bring their personal touch.

Externally the property is approached by a cobble locked driveway with ample parking. Side access leads to a private an enclosed side and rear garden with mature lawns with pathway and stone feature`s.

The property is further enhanced by its prime location in Monageer Village which is a popular, quiet, residential village with primary school, shop, restaurant, pub, crèche and sporting facilities. In addition the Monageer grotto is a beautiful feature nearby for those who enjoy walking and nature.

Only 5 miles from Enniscorthy town and main N11 Rosslare Euro Route. Just a 20 minute drive away are some of Wexford`s finest award winning beaches.

Strategically positioned close to the access junction on Enniscorthy bypass/ M11 which make`s driving time to Dublin ideal!

Viewing is a must!



ACCOMMODATION

Ground Floor

Entrance Hall 15'9" (4.8m) x 6'7" (2.01m) tiled floor

Sitting Room 13'10" (4.22m) x 18'1" (5.51m) bay window, timber floor, open fireplace with stove inset

Kitchen/Dining Room 24'8" (7.52m) x 12'6" (3.81m) fully fitted kitchen, tiled floor, french doors to rear garden

Utility Room 5'7" (1.7m) x 9'3" (2.82m) fitted units , tiled floor

Bedroom 1 11'6" (3.51m) x 9'3" (2.82m) timber floor

First floor

Bedroom 2 10'6" (3.2m) x 9'3" (2.82m)

Bedroom 3 13'10" (4.22m) x 11'2" (3.4m) fitted wardrobe

Master bedroom 4 12'6" (3.81m) x 14'6" (4.42m) fitted wardrobe

Ensuite 5'0" (1.52m) x 9'3" (2.82m) wc, whb, electric shower, fully tiled

Bathroom 10'0" (3.05m) x 6'3" (1.91m) wc, whb, bath, tiled floor & bath, splashback





FEATURES

- Superb 4 Bed semi detached home extending to 1582 sq ft approx
- Oil fired central heating
- uPVC double glazed windows
- Private rear garden
- Located in Monageer Village close to all amenities
- Close to Enniscorthy , Wexford & Gorey Towns

SERVICES

- Mains water & sewerage, electricity

DIRECTIONS

Y21HC92







SOUTH EAST ESTATES

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Disclaimer

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.