

# For Sale

Asking Price: €425,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Monageer,  
Enniscorthy,  
Co. Wexford, Y21 R838

**BER** B2

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This beautifully presented detached residence extends to approximately 210 sq. mts. and offers an exceptional blend of style, space and comfort in the heart of Monageer village. Set behind attractive stone pillars with a generous cobblelock driveway and manicured lawns, the home immediately impresses with its striking stone façade and modern design. Meticulously maintained by its current owners, the property is in excellent condition throughout and ready for immediate occupation.

Inside, the bright and spacious accommodation is thoughtfully laid out to suit modern family living. A welcoming entrance leads to a superb open-plan kitchen dining/living area, the true heart of the home. The hi-gloss contemporary kitchen features quality cabinetry, a central island with hob & extractor and ample workspace, seamlessly flowing into a sun-room that enjoys an abundance of natural light and pleasant garden views.

The property comprises four generously proportioned bedrooms, including one conveniently located on the ground floor with en-suite, ideal for guests or those seeking single-level living.



Upstairs master bedroom benefits from an en-suite and balcony also, while the remaining bedrooms are well-served by a spacious family bathroom. Each room is tastefully decorated, reflecting the overall care and attention given to the home.

Situated in a central village location in Monageer, the property enjoys easy access to local amenities while offering a peaceful residential setting. Impressive home presents a rare opportunity to acquire a turnkey family residence.

### Accommodation

**Entrance Hall** 3.30m x 5.70m

Tiled floor

**Kitchen** 4.40m x 3.00m (14'5" x 9'10"):

Fitted kitchen units, centre island, ceramic tiled floor, electric hob, double oven, microwave.

**Dining area** 4.40m x 3.50m (14'5" x 11'6"):

Ceramic tiled floor.

**Sun room** 4.50m x 4.50m (14'9" x 14'9"):

High ceiling.

**Utility Room** 3.30m x 1.90m (10'10" x 6'3"):

**Living area** 4.40m x 5.00m (14'5" x 16'5"):

**Office** 3.90m x 2.50m (12'10" x 8'2"):

**Bedroom 4** 3.90m x 4.00m (12'10" x 13'1"):

**En-suite** 2.30m x 2.00m (7'7" x 6'7"):

W.C., W.H.B. shower.

**Landing** 5.30m x 1.40m (17'5" x 4'7"):

**Master Bedroom** 4.40m x 5.80m (14'5" x 19'):

**En-suite** 3.40m x 1.90m (11'2" x 6'3"):

W.C., W.H.B., shower.

**Bedroom 2** 3.90m x 5.80m (12'10" x 19'):

**Bedroom 3** 4.40m x 3.00m (14'5" x 9'10"):

**Family Bathroom** 2.40m x 3.10m (7'10" x 10'2"):

W.C., W.H.B., bath,





### Special Features & Services

- Extending to approx. 210 sq. mts. of spacious, well-designed accommodation
- Four generous bedrooms, including two en-suites and one ground floor bedroom
- Large open-plan kitchen/dining room with bright sun room off
- Excellent condition throughout in a prime central village location in Monageer.
- Oak stairs and internal doors.
- B2 green energy rating.

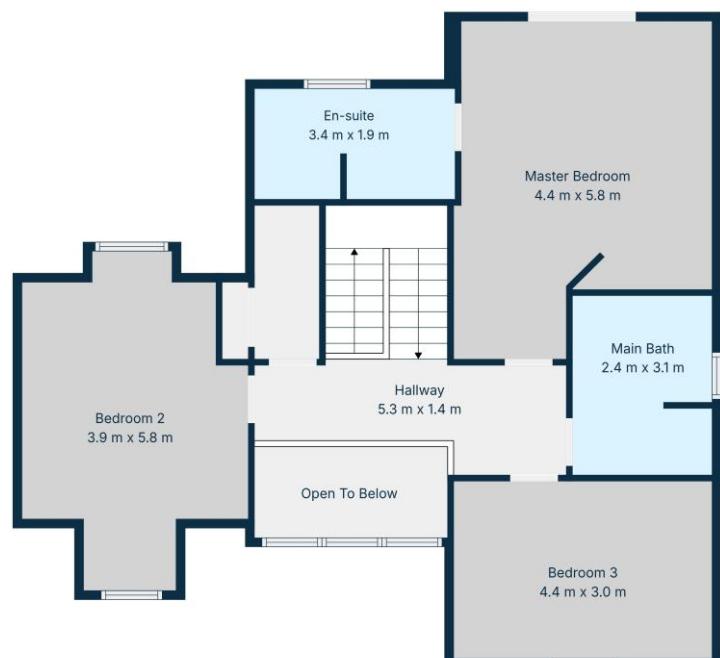
#### Services

- Mains water, private sewerage, fibre broadband available in the area.
- Solar panels to heat water.





Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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