

For Sale

Asking Price: €350,000

**Sherry
FitzGerald**
O'Leary Kinsella



Monfin, Enniscorthy,
Co. Wexford, Y21H6W4

sherryfitz.ie



We are delighted to present this charming 3-bedroom detached bungalow situated in a serene rural setting, less than 5 minutes from Enniscorthy town.

Boasting a generous 102 sq m of living space, this well-maintained property offers an ideal blend of tranquility and convenience. The spacious reception room provides a welcoming ambiance, perfect for relaxation or entertaining guests with double doors into a large kitchen/dining space. This is off set by three good sized bedrooms and a family bathroom.

The property is set on 0.59 acres of land, offering ample outdoor space for recreation or gardening with high trees and hedging surround. With its affordable price point and peaceful surroundings, this property presents an excellent opportunity for those seeking a comfortable countryside lifestyle. Contact us today to arrange a viewing and make this lovely bungalow your new home.

Interested in this property? Sign up for mySherryFitz to arrange your viewing, see current offers or make your own offer. Register now at [SherryFitz.ie](https://www.SherryFitz.ie).



Accommodation

Entrance Hall 3.67m x 5.88m (12' x 19'3") at widest point:
carpet flooring

Sitting Room 4.39m x 3.92m (14'5" x 12'10") at widest point:
carpet flooring

Kitchen/Dining 3.73m x 5.53m (12'3" x 18'2"):
linoleum flooring, fitted kitchen units, electric oven and hob,
plumbed for washing machine, undercounter fridge, sliding
door to side garden

Master Bedroom 3.74m x 4.72m (12'3" x 15'6"):
carpet flooring, inbuilt wardrobes

Bedroom 1 3.21m x 3.66m (10'6" x 12') at widest point:
carpet flooring

Bedroom 2 4.42m x 3.30m (14'6" x 10'10"):
carpet flooring

Bathroom 3.76m x 2.26m (12'4" x 7'5") at widest point:
linoleum flooring, tile shower, bath, shower, WC, wash hand
basin





Special Features & Services

- Large front and rear garden.
- Garage to side.
- Very private.
- Less than 10 minutes to the Exit for the motorway.

Services.

- Mains water, private sewerage, oil fired central heating

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.

COPYRIGHT: SHOWCASE IMAGES.IE

Directions
Y21 H6W4



NEGOTIATOR

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

SOLICITOR

O'Gorman Begley LLP,
Carlow
Kincora
Athy Road
Carlow

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 familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001510