

Ref: P3646

NO. 15 CÚIL NA TÍRE, MONAMOLIN, CO. WEXFORD Y25 CX36



FOR SALE

QUINN
PROPERTY

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BER D1

QUINN PROPERTY

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EXCELLENT DETACHED TWO BEDROOM BUNGALOW

For Sale By Private Treaty



LOCATION:

No. 15 Cúil Na Tíre is situated in a small private, well maintained, development within walking distance of the village of Monamolin with primary school, shop, pub, sporting facilities and churches. It enjoys an excellent location just off the R741 and is less than 10 minutes drive from Gorey and the M11 motorway. The property is a ten minute drive to the coastal villages of Kilmuckridge and Ballygarrett and a 25 minute drive from Wexford and Enniscorthy.

DESCRIPTION:

The residence, which was constructed in 2003, is presented in show house condition throughout, having been well maintained by the current owners, it would make an ideal starter or retirement home.

Accommodation comprises of:



Entrance Hall:	5.2m x 1.2m	Solid timber floor
Livingroom:	3.4m x 3.2m	Solid timber floor, stove with back boiler
Kitchen:	3.6m x 3.3m	Fitted units waist & eye level, tiled floor, electric oven & hob, washing machine and back door to garden area
Bedroom 1:	2.9m x 2.85m	Solid timber floor, fitted wardrobe
Bedroom 2:	2.9m x 2.85m	Solid timber floor, fitted wardrobe
Bathroom:	2.6m x 1.7m	Fully tiled, w.c., w.h.b., electric shower





OUTSIDE:

The front of the property has private parking with a lawn to either side while the back has been tastefully designed providing a maintenance free garden with a mixture of paved, gravel and patio areas, along with mature hedging, timber fencing and shrubs. It also includes a steel framed garden shed.

SERVICES AND FEATURES:

Solid Fuel Stove And Oil Fired Central Heating

Mains Water

Mains Sewerage

Alarm

Property Extends To: 55m²

Built: 2003

BER DETAILS:

BER : D1

BER No. 102904844

Energy Performance Indicator: 227.25 kWh/m²/yr



DIRECTIONS:

From Gorey take the R741, proceed through Ballycanew village and just before Ballyedmond village turn right for Monamolin. The estate is immediately on the right. On entering the estate continue right and the property is at the back of the estate with a **QUINN** PROPERTY sign board.



Viewing Is Highly Recommended And By Appointment Only

A.M.V. €150,000

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



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26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

