

**4 BED RESIDENCE
MONGLASS, CAIM, ON C11.3ACRES
ENNISCORTHY, CO. WEXFORD**



FOR SALE BY PRIVATE TREATY

This superb family home enjoys an excellent rural location, professionally designed mature gardens, country living at its best, just 3 km from the village of Caim, with a choice of amenities church, primary school, just 7.5km from Enniscorthy town with an extensive choice of amenities, the property also has easy access to the M11.

VIEWING BY APPOINTMENT WITH THE AUCTIONEER ONLY
Contact WFC Properties Ltd - 053 9232045

Description

The residence was constructed in 2006-2013 and extends to 2243 sq ft, to include pump house, stables, & tack room.

Dwelling:

The dwelling is finished to a high standard

Spacious entrance hall, kitchen/ dining room, sitting room, living room, conservatory, utility room, toilet (downstairs), Bathroom, 4 bedrooms (1 ensuite)

Accommodation

Entrance Hall: 4.1m x 3.4m (13ft 5" x 11ft 2")

Kitchen/Dining Room: 6.1m x 3.6m (20ft x 11.8ft)

Utility Room: 1.9m x 1.88m (6ft 2" x 6ft 2")

Toilet (downstairs): 1.88 x 1.6m (6ft 2" x 5ft 2")

Conservatory: 3.8m x 3.3m (12ft 5" x 10ft 8")

Sitting Room: 7.8m x 4.5m (25ft 6" x 14ft 7")

Living Room: 4.5m x 4.1m (14ft 7" x 13ft 5")

Landing: 5.6m x 3.4m (18ft 4" x 11ft 2")

Master Bedroom: 3.6m x 3.4m (11ft x 8ft 2")

Ensuite: 2.8m x 1m (9ft 1" x 3ft 3")

Bedroom 2: 4.5m x 3.4m (14ft 7" x 11ft 2")

Bedroom 3: 4.5m x 3.6m (14ft 7"x 11ft 8")

Bedroom 4: 4.5m x 2.2m (14ft 7 x 7ft 2")

Bathroom: 3.4m x 2.8m (11ft 2" x 9ft 1")

Services & Features:

2 Stoves (1 with Back Boiler in Living room)

Heat Pump Installed.

Double Glazed PVC Windows,

Main Door Solid Timber

Private Water,

Septic Tank,

South Facing

Ber Details:

Ber: C2

Ber Number 108254020



Entrance Hall - 4.1m x 3.4m



Kitchen - 6.1m x 3.6m



Living Room - 4.5m x 4.1m with Back Boiler Stove



Sitting Room - 7.8m x 4.5m



Conservatory - 3.8m x 3.3m



Upstairs Landing: 5.6m x 3.4m



Bathroom: 3.4m x 2.8m



Master Bedroom - 3.6m x 3.4m with Ensuite



Bedroom 2 - 4.5m x 3.4m



Bedroom 3 - 4.5m x 3.6m



Bedroom 4 - 4.5m x 2.2m



Pump House



Tack Room



Stables



Entrance to Dwelling.