

# FOR SALE

AMV: €299,000

File No.E374.CWM



## 14 Gleann na Gcaor, Monageer, Co. Wexford Y21 WA48

- Built in 2006, this well-maintained four-bedroom home extends to approximately 124 sq.m. and offers spacious, modern family living in a sought-after village setting.
- The property has benefited from upgraded insulation significantly improving its energy efficiency and overall comfort with an enhanced BER in 2026.
- Bright and functional accommodation includes a sitting room with open fire, kitchen/dining area, utility room, guest WC, master ensuite and three additional bedrooms, all with built-in wardrobes.
- The south-west facing rear garden is a standout feature, offering two patio areas, new fencing, a shed and wide side access, ideal for outdoor living and entertaining.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

# 14 Gleann na Gcaor, Monageer, Co. Wexford Y21 WA48

Nestled within the popular Gleann Na Gcaor development in the heart of Monageer Village, No. 14 is a beautifully presented four-bedroom family home extending to approximately 124 sq.m. Built in 2006, this spacious property offers a wonderful blend of modern comfort, energy efficiency and outdoor living, making it an ideal choice for growing families, first-time buyers or those seeking a peaceful village setting with excellent amenities close at hand.

The accommodation is thoughtfully laid out and comprises a welcoming entrance hall, a bright and spacious sitting room featuring an open fire, a generous kitchen/dining area overlooking the rear garden, a utility room and a guest bathroom on the ground floor. Upstairs, the property offers a large master bedroom complete with ensuite bathroom, together with three further bedrooms and a family bathroom. All four bedrooms benefit from built-in wardrobes, providing excellent storage and practicality for family living.

In recent years, the property has benefited from significant energy efficiency upgrades, including enhanced insulation, resulting in an improved Building Energy Rating in 2026. These improvements contribute to a warmer, more comfortable home with reduced energy costs.



One of the standout features of this property is its exceptional outdoor space. The rear garden enjoys a highly desirable south-west facing aspect, capturing sunshine throughout the day and into the evening. The garden has been enhanced with new patio areas and new boundary fencing, creating a secure and private environment for children, pets and outdoor entertaining. A garden shed provides valuable storage, while the wide side access offers added convenience. The two patio areas are perfectly positioned to take advantage of the direct south-facing orientation, making them ideal for al fresco dining and summer gatherings.

Monageer is a thriving and family-oriented village renowned for its strong community spirit and excellent local amenities. The village is home to Monageer National School, which enjoys an excellent reputation and serves the local community. Families will also appreciate the availability of local childcare and preschool facilities. Sporting enthusiasts are well catered for with the highly regarded Monageer-Boolavogue GAA Club and St. Cormac's Soccer Club nearby, providing excellent facilities and opportunities for all age groups. The village also offers a local shop, hairdresser, beautician, pub, restaurant, and a range of community amenities, ensuring day-to-day conveniences are never far away.



The location offers excellent connectivity, with Ferns, Enniscorthy and Gorey all within easy reach, while the nearby M11 motorway provides convenient access to Dublin and beyond. Some of Wexford's finest beaches and coastal attractions are also within a short drive, allowing residents to enjoy the very best of both countryside and coastal living.

Combining spacious accommodation, modern energy efficiency, superb outdoor space and a convenient village location, 14 Gleann Na Gcaor presents a rare opportunity to acquire a turnkey family home in one of North Wexford's most desirable communities. Built in 2006 and meticulously maintained throughout, this attractive home is ready for its next owners to move in and enjoy.

Early viewing is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



## ACCOMMODATION

Entrance Hall                      4.29m x 1.93m      Tiled flooring, electrical points and fibre broadband point.

*Door leading through to:*

Kitchen/Dining Area            8.08m x 3.2m      Lino flooring throughout, fully fitted kitchen with floor and eye level cabinetry, double drainer stainless steel sink under window overlooking front garden, mosaic tiled splashback with ample worktop space, Bosch induction four ring hob under extractor fan, integrated Zanussi oven, Hoover fridge freezer, Bosch dishwasher and breakfast bar with plug points and open shelves, from the dining area doors leading to south westerly garden.

*Internal doors on slide rails leading through to:*

Sitting Room                      4.21m x 3.96m      Timber laminate flooring, open fireplace with cast iron insert and timber surround, granite stone hearth, open shelves with tv points and electrical points left and right, slide doors leading to the to south westerly facing garden.

*From Hallway, door leading to:*

Large Guest Bathroom        2.16m x 1.41m      Mosaic floor tiles, floating wall mounted shelves, w.h.b. with mirror overhead and w.c.

*From the Entrance Hall door to:*

Utility Room                      2.78m x 2.16m      Tiled flooring, floor and eye level cabinets fully fitted with open shelves and hanging rails perfect for coat storage, ample tall press storage, worktop space with stainless steel sink and vinyl splashback surround, vinyl splashback surround, display cabinetry, open shelves, space for washing machine and dryer.

*Solid timber staircase with storage space underneath, leading to:*







## ACCOMMODATION

### First Floor

Landing Area	3.61m x 3.20m (max)	Timber laminate flooring, hatch to attic overhead.
Master Bedroom	3.18m x 2.36m	Timber laminate flooring, large window overlooking rear garden, built in wardrobe and drawer with ample storage space.
<i>Door leading through to:</i>		
Ensuite	2.34m x 1.21m	Tiled flooring, floor to ceiling tiled surround enclosed shower with Triton T90z, large shower tray, w.h.b and w.c.
Bedroom 2	4.23m x 3.22m	Timber laminate flooring, built in treble bay wardrobes with open shelves, two windows overlooking front garden and rolling countryside views.
Bedroom 3	3.65m x 2.28m	Timber laminate flooring, built in wardrobe and drawer with vanity station, two window overlooking front garden and rolling countryside views.
Bedroom 4/Nursery	3.72m x 2.91m	Timber laminate flooring, built in wardrobes and drawer with nursery station, large window overlooking patio and south westerly garden.
Family Bathroom	1.95m x 1.92m	

**Total Floor Area: c. 124 sq.m / 1,334 sq.ft.**











## Features

- Built in 2006.
- Four bedrooms, three bathrooms.
- Extending to 124 sq.m.
- Walking distance to village amenities and school.

## Outside

- Superb south facing rear garden
- Two patios for al fresco dining
- Driveway, space for two cars.
- Gardens in lawn to front & rear
- Garden shed
- Extra wide side entrance

## Services

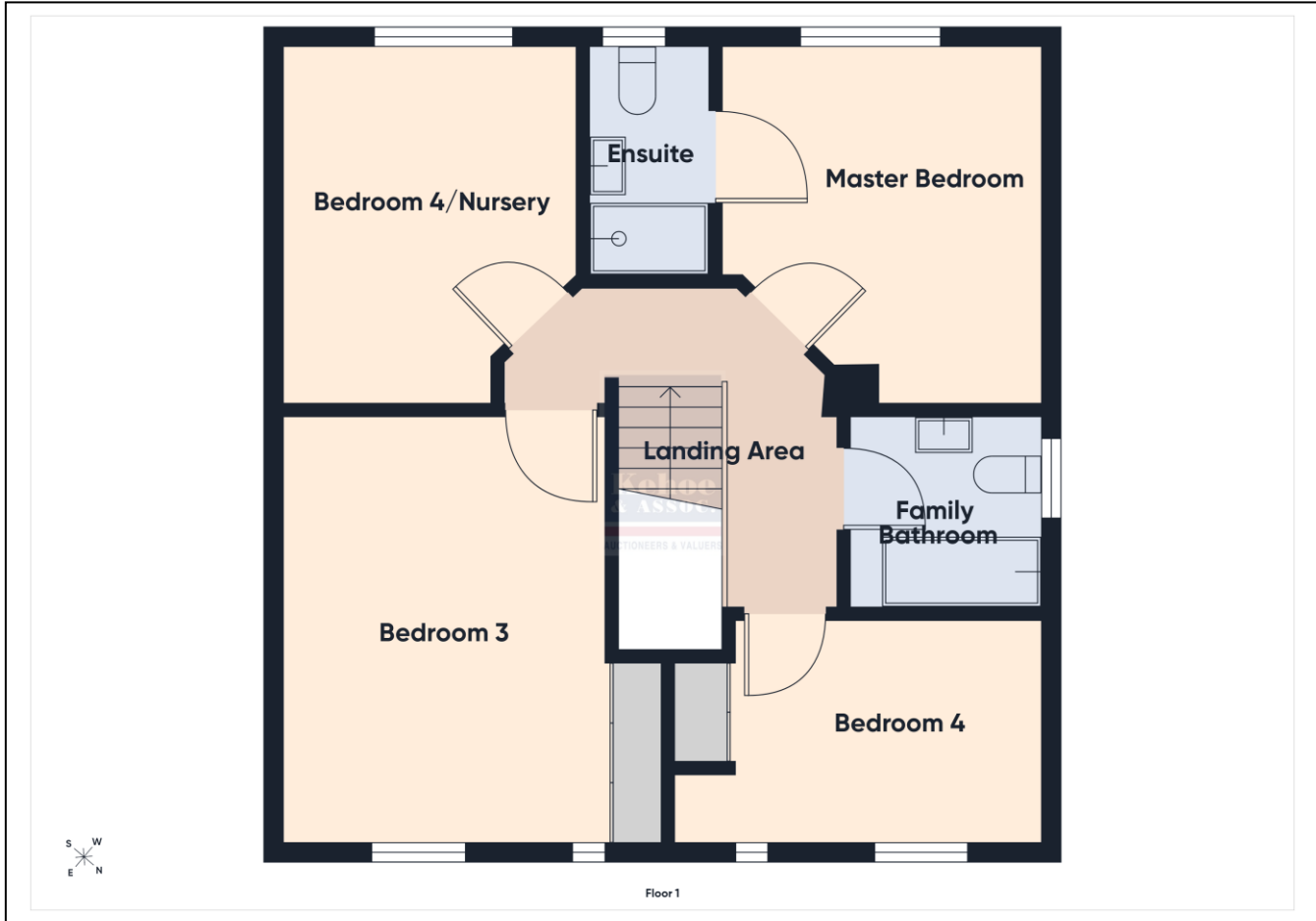
- Mains water.
- Mains drainage, shared treatment plant system
- OFCH
- Fibre broadband

**Viewing:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**Directions:** Eircode: Y21 WA48







**Building Energy Rating (BER): B3 BER No. 113117667**  
**Energy Performance Indicator: 146.02 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents.

**Sales Agent**

**CATRIONA MURPHY**

**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**



**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com)



These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141