

For Sale

Asking Price: €180,000

**Sherry
FitzGerald**
O'Leary Kinsella



7 Meadowfields Ave,
Enniscorthy,
Co. Wexford. Y21 AE03

BER C3

sherryfitz.ie



Welcome to this beautifully designed 2 bed ground floor apartment boasting a light filled own door home, offering privacy facing a green area, perfect for a small family or professionals looking for a stylish home.

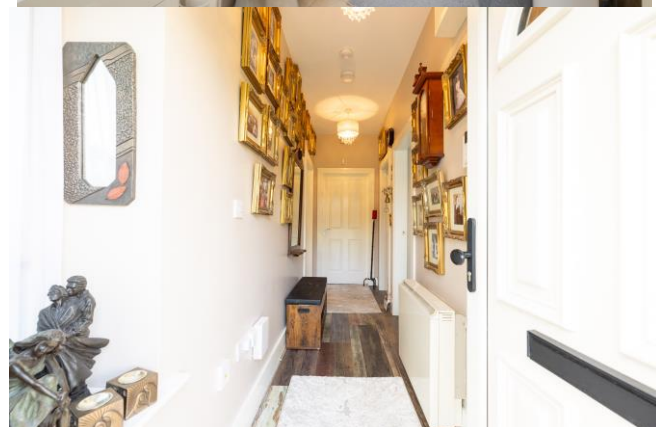
As you enter the apartment, you are greeted by a bright and airy open plan living space, featuring a kitchen, a dining area for entertaining guests, and a comfortable space. Large windows flood the space with natural light, creating a warm and inviting ambiance, also boasting a utility room, 2 bedrooms and bathroom.

Step outside onto your private patio with garden shed, ideal for rear access and storage.

The property is also an excellent investment opportunity, with high rental potential in this desirable location. Whether you are looking for a place to call home or a lucrative investment, this apartment ticks all the boxes.

Located in a convenient area with easy access to local amenities, restaurants, shops, and transport links. Don't miss out on the chance to own this property – schedule a viewing today and make this stylish apartment your new home.

View and be impressed!



Special Features & Services

- Spacious 2 bed ground floor apartment.
- Outside yard with wooden shed.
- Modern, light filled home.
- Large main bedroom.
- A short walk to all amenities of Enniscorthy town.
- Excellent parking.
-
- **Services**
- Mains water, mains sewerage, fibre broadband & alarm & security cameras.
- Electric heating.
- Management fee €910 per year to include block insurance, refuse and maintenance of common areas.
- **Included in the sale:** curtains, blinds, light fittings, all kitchen white goods.

Accommodation

Entrance Hall 4.66 (15'3") m x 1.32 (4'4") m at widest point:
With laminate wood flooring, door off to

Kitchen/Dining/Living Room 6.65 (21'10") m x 6.06 (19'11") m at widest point: Modern kitchen space with laminate wood flooring, tile backsplash, fitted kitchen units, electric oven, electric hob, dishwasher, fridge freezer, washing machine, built-in shelving units.

Bathroom 2.48m x 1.85m (8'2" x 6'1"):
Lovely bathroom with tile flooring and walls, bath, WC, wash hand basin.

Bedroom 1 3.22m x 3.34m (10'7" x 10'11"):
Good size room with laminate wood flooring.

Master Bedroom 3.92m x 3.34m (12'10" x 10'11"):
Double room with carpet flooring and built-in wardrobes.

Garden

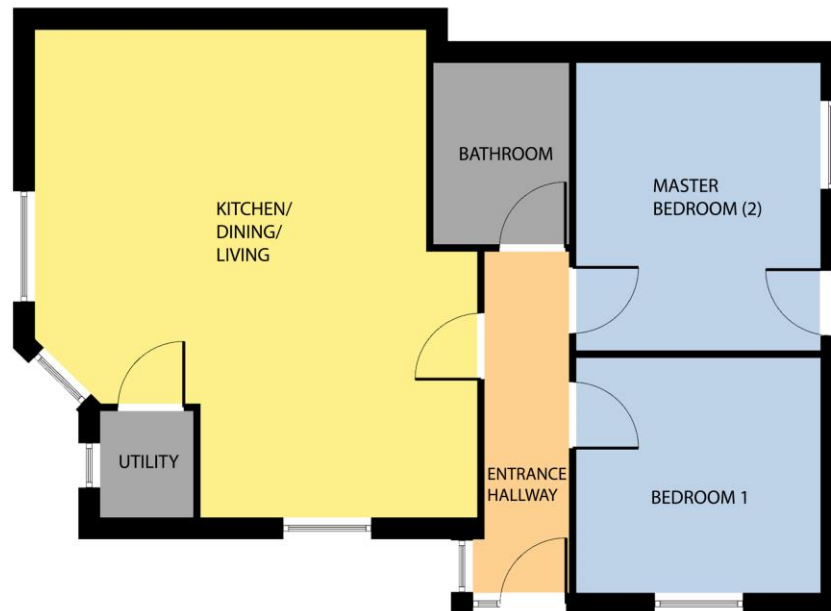
Yard with wooden shed.

BER C3





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 MEDIA.IE](http://SHOWCASEMEDIA.IE)



NEGOTIATOR

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

SOLICITOR

King & Co.
Westgate
Wexford Town
Co. Wexford
Y35 VE20

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