

# For Sale

Asking Price: €270,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



61 Ashbrook, Enniscorthy,  
Co. Wexford, Y21 X2W8

**BER C3**

[sherryfitz.ie](http://sherryfitz.ie)



Beautiful 3-Bedroom Semi-Detached Home in Prime Enniscorthy Location.

This excellent three-bedroom semi-detached home is ideally located just a 10-minute walk from Enniscorthy town centre, a 3 minute walk to a Centra and only a 13 minute walk to St. Aidans Primary School , offering convenience and comfort in a well-maintained home.

Extending to approximately 979 sq. ft., the property is thoughtfully laid out to suit modern living. The ground floor features a spacious and bright kitchen/dining area with sliding doors opening onto a beautifully maintained rear garden— perfect for entertaining or relaxing. A separate living room provides a cosy retreat, while a guest W.C. completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with en-suite, along with a family bathroom.

Externally, the property benefits from a cobblelock driveway with gated access, as well as convenient side access leading to the private rear garden.

The estate itself is well presented and maintained, and Enniscorthy town offers a wide range of amenities including supermarkets, shops, hotels, and various recreational facilities. The location also provides excellent connectivity, with the M11 motorway ensuring Dublin is just over an hour's drive away.

This property is an ideal choice for first-time buyers or as a solid investment opportunity.



## Accommodation

**Entrance Hall** 5.36m x 2.00m (17'7" x 6'7"):  
at widest point.

**Sitting Room** 4.79m x 3.45m (15'9" x 11'4"):  
at widest point.

**Kitchen/Dining Room** 3.62m x 5.52m (11'11" x 18'1"):  
at widest point.

**Guest W.C.** 1.70m x 1.50m (5'7" x 4'11"):  
at widest point.

### FIRST FLOOR

**Landing** 3.86m x 1.90m (12'8" x 6'3"):  
at widest point

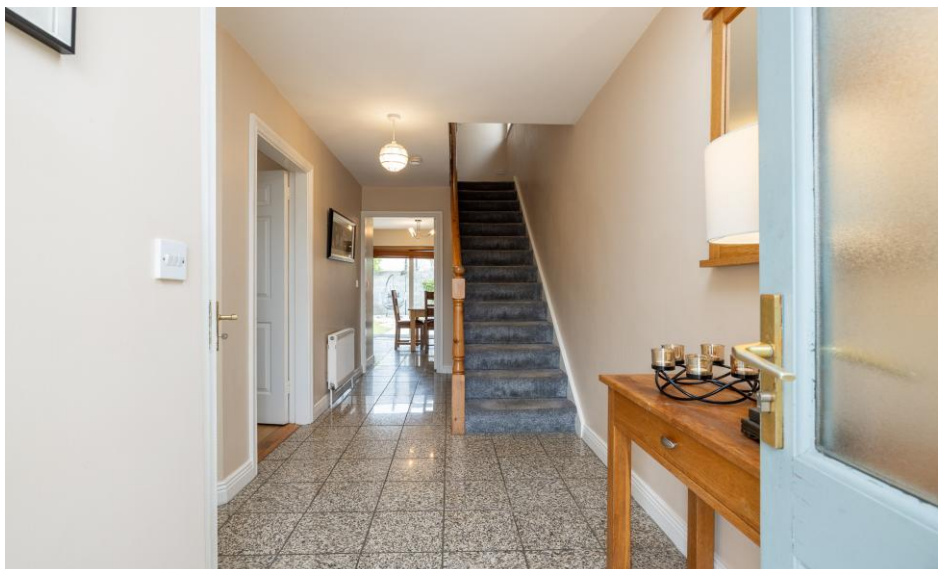
**Master Bedroom** 3.42m x 3.55m (11'3" x 11'8"):  
at widest point.

**En-Suite** 1.15m x 2.65m (3'9" x 8'8"):  
at widest point.

**Bedroom 1** 3.17m x 3.00m (10'5" x 9'10"):  
at widest point.

**Bedroom 2** 3.08m x 3.55m (10'1" x 11'8"):  
at widest point.

**Bathroom** 1.85m x 2.40m (6'1" x 7'10"):





### Special Features & Services

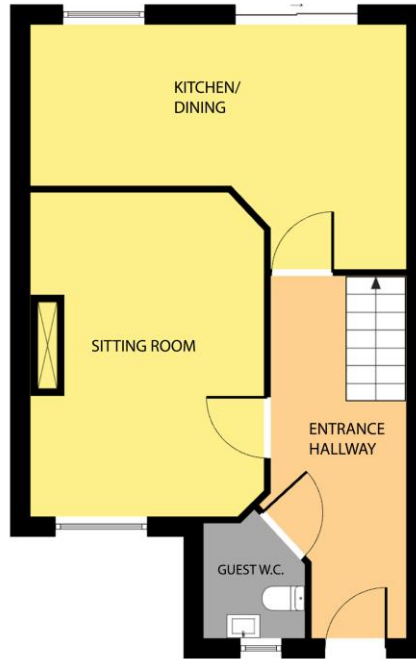
- Prime location just a 10-minute walk from Enniscorthy town centre.
- Spacious kitchen/dining area with sliding doors to a private, well-maintained rear garden.
- Three bedrooms including master with en-suite.
- Cobblelock driveway with gated access and side entrance to rear garden.

#### Services

- Mains water, mains sewerage, OFCH.



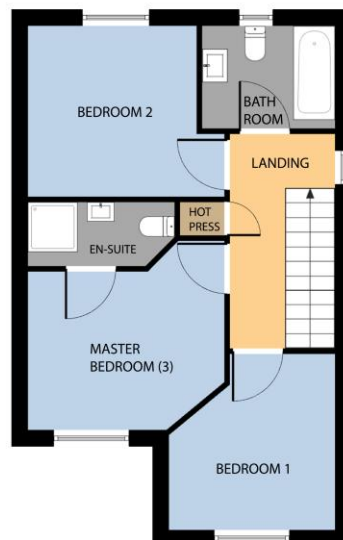
GROUND FLOOR



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.

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FIRST FLOOR



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