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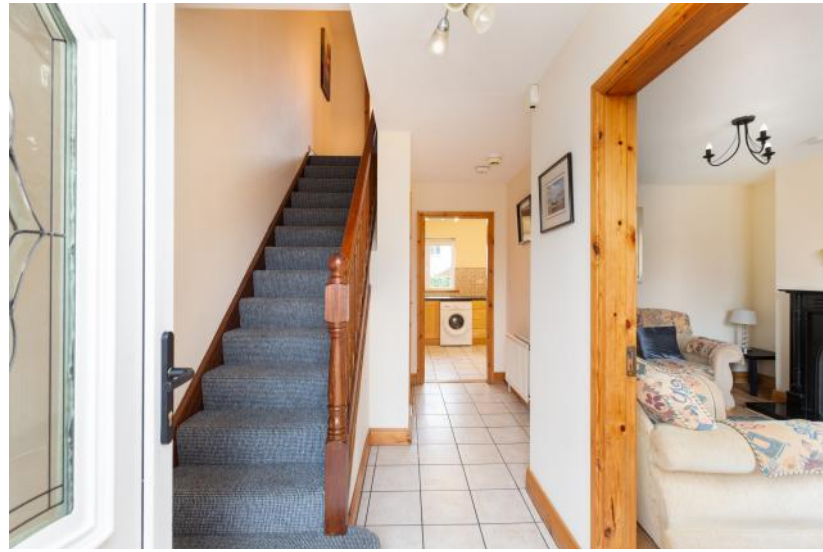
NO. 155 MADEIRA OAKS, ENNISCORTHY, CO. WEXFORD Y21 W5H0

BER C2

QUINN PROPERTY

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Two-Bedroom Terraced Home In An Excellent Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to bring to the market this superb two-bedroom terraced residence, ideally positioned within one of Enniscorthy's most sought-after residential developments — Maderia Oaks. This mature and well-regarded development continues to enjoy popularity thanks to its accessible location, generous green spaces, and peaceful surroundings. Maderia Oaks is renowned for its quality construction and thoughtfully designed homes, offering an exceptional living environment for first-time buyers, downsizers, or investors alike.

Perfectly situated, in the heart of Enniscorthy, the property benefits from close proximity to a wide range of local amenities, including shops, schools, cafés, and leisure facilities. The vibrant market town is centrally located in County Wexford along the M11, approximately 22 km north of Wexford Town and 25 km south of Gorey.

Commuting is made particularly convenient, with the M11 motorway only a ten-minute drive away, ensuring easy access to Wexford, Gorey, and South Dublin. This property offers an ideal balance of modern comfort, community atmosphere, and everyday convenience. This is an excellent opportunity to secure a quality home in a prime location.



Accommodation is bright, spacious and comprises as follows:

Entrance Hall:	2.3m x 4.4m	Tiled flooring.
W.C.:	1.4m x 1.0m	Tiled flooring. W.C., W.H.B.
Living Room:	3.4m x 4.1m	Laminate flooring, open fire with cast iron surround.
Kitchen / Dining Room:	2.9m x 5.4m	Tiled flooring, fitted units at waist and eye level, tiled splashback, double doors to rear.
Bedroom 1:	3.4m x 4.1m	Timber flooring.
En-suite:	1.9m x 2.1m	Tiled flooring, W.C., W.H.B., shower.
Bedroom 2:	3.4m x 3.8m	Timber flooring.
Bathroom:	1.6m x 2.1m	Tiled flooring, W.C., W.H.B., bath.





OUTSIDE:

To the front of the property, there is a wide cobble driveway offering convenient off-street parking for two vehicles. At the rear of the property sits a beautifully maintained garden, fully enclosed by fencing to provide excellent privacy. The space features a lawn area with mature shrubs, a steel garden shed and a well-designed patio offering the ideal spot for outdoor relaxation.



SERVICES AND FEATURES:

Mains Services
Oil-Fired Central Heating
Built: 2005
Property extends C.80m²



BER DETAILS:

BER: C2
BER No.: 116927393
Energy Performance Indicator: 179.02 kWh/m²/yr



An Excellent Opportunity To Acquire A Delightful Home In A Vibrant, Well-Connected Location.

A.M.V. €230,000



Total area: approx. 80.8 sq. metres

The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.