

For Sale

Asking Price: €375,000

**Sherry
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O'Leary Kinsella



7 Meadowbrook,
Marshalstown, Enniscorthy,
Co Wexford. Y21 A6W0.

BER B1

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Welcome to '7 Meadowbrook', it is an elegant, stylish & modern four double bedroomed (approx. 145sq. mts) home, superbly located in a small exclusive cul-de-sac within walking distance of Marshalstown Village which enjoys a local primary school, a great local community and public transport to hand to include the M11/N80/N25 and a local links bus service.

This cleverly designed home is in excellent condition & with meticulous standards on display. The new owners will be delighted with the light & space this home offers. It comprises an entrance hallway, kitchen/dining room with a high spec bespoke kitchen with Sunroom off, sitting room, two bedrooms and a shower room, The first floor consists of two double bedrooms, and a beautiful family bathroom. The property captures a wonderful sense of space & light both inside & out, the gardens are private and landscaped with patio area & boasts excellent parking.

There is an excellent balance of well-proportioned & tastefully detailed rooms, in which quality features throughout. Also including 5.6kw solar system, Eddie solar hot water heater & Ev charging point & zoned heating.

It is guaranteed to appeal particularly to families seeking a home of quality in a quiet, mature setting in a nice neighbourhood. The location is second-to-none. View and be highly impressed.



Accommodation

Entrance Hall 1.2m x 1.0m (3'11" x 3'3"): Entrance with wooden flooring.

Hall 5.1m x 3.3m (16'9" x 10'10"): Welcoming hallway with wooden flooring, doors off to

Reception Room 4.3m x 4.3m (14'1" x 14'1"): Lovely room with wooden flooring, feature electric fireplace and overlooking the green area to the front.

Kitchen/ Dining Room 4.9m x 4.1m (16'1" x 13'5"): A truly spectacular room boasting a high spec bespoke kitchen with large center island & pull-out larder drawers, integrated dishwasher, convector hob, combi microwave and oven and separate oven with modern stylish tiling, wooden flooring & sunroom off for extra dining/living space.

Sunroom 2.5m x 3.6m (8'2" x 11'10"): A light filled room overlooking rear landscaped private garden with wooden flooring.

Utility Room 1.7m x 1.6m (5'7" x 5'3"): With wooden flooring, plumbed for washing machine & dryer and good storage.

Shower Room 2.4m x 2.0m (7'10" x 6'7"): Beautifully fully tiled room with feature walk-in rainfall power shower and quality fittings.

Closet 1.9m x 1.1m (6'3" x 3'7"): Great storage area.

Bedroom 3 4.1m x 3.5m (13'5" x 11'6"): Double room with quality wooden flooring.

Bedroom 4 3.5m x 2.9m (11'6" x 9'6"): Double room with quality wooden flooring.

First floor

Landing 5.2m x 2.9m (17'1" x 9'6"): With carpet to floor and Velux window.

Bedroom 2 6.1m x 3.5m (20' x 11'6"): Double room with carpet flooring.

Master Bedroom 6.1m x 3.6m (20' x 11'10"): A very spacious master bedroom. with carpet flooring and built-in wardrobes.

Family Bathroom 3.4m x 1.7m (11'2" x 5'7"): Moderna and very stylish room with lovely tiling to walls and floor, with separate walk-in electric shower & free-standing modern bath





Special Features & Services

- Incredibly modern 4 double bedroomed home (approx. 145 sqmts) with stylish fittings.
- Small quiet exclusive development of detached homes.
- Excellent parking.
- Private rear landscaped garden.
- Short walk to local primary school & school bus from entrance of estate to Enniscorthy secondary schools, short drive to N11.
- 5.6kw solar system & 2.5kw battery for the solar panels, Eddie solar hot water heater & Oil zoned heating.
- Ev charging point.

Included in the sale

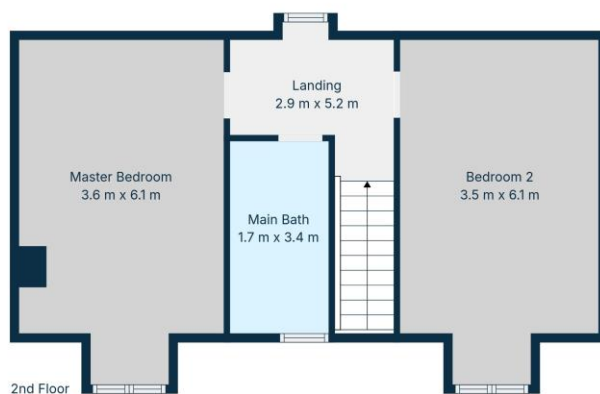
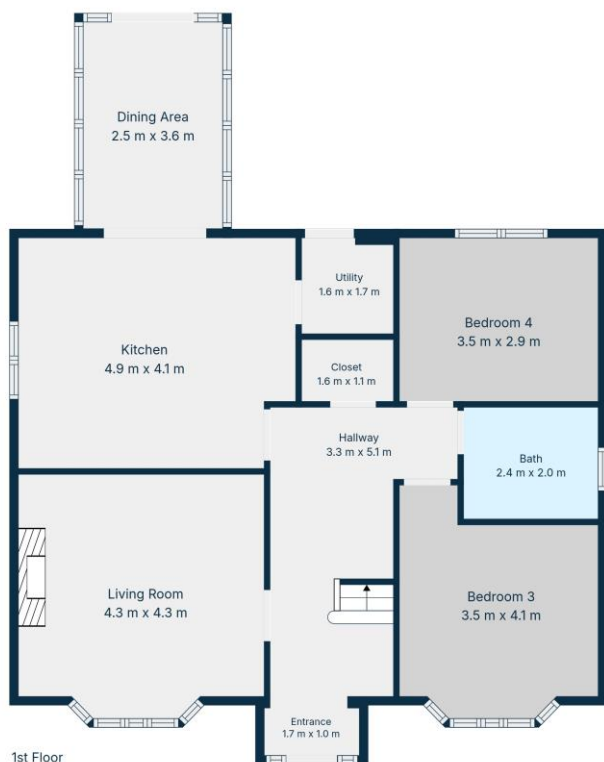
- Blinds & flooring, integrated dishwasher, convector hob, combi microwave and oven and separate oven & garden sheds.

Services

- Oil fired central heating., mains sewage & group water scheme.







TOTAL: 145 m²

1st floor: 92 m², 2nd floor: 53 m²

EXCLUDED AREAS: UTILITY: 3 m², LOW CEILING: 0 m², LANDING: 0 m²,
BEDROOM 2: 1 m², MASTER BEDROOM: 1 m², WALLS: 11 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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