

For Sale

Asking Price: €235,000

**Sherry
FitzGerald**
O'Leary Kinsella



16 Oakwood, The Paddock,
Enniscorthy, Co. Wexford,
Y21 W9F7

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A spacious and well-presented three-bedroom semi-detached residence ideally located just minutes from Enniscorthy town centre and all local amenities.

Extending to approximately 92 sq.m., this bright and comfortable home offers generous living accommodation, private off-street parking, and an enclosed rear yard with storage shed.

The ground floor accommodation comprises a welcoming entrance hall, spacious living room featuring timber flooring and an attractive open fireplace, a bright open-plan kitchen/dining area with patio doors leading to the rear yard, and a convenient guest W.C.

Upstairs, the property offers three well-proportioned bedrooms including a master bedroom with en-suite, together with a main family bathroom while the bedrooms are bright and spacious,

Externally, the property benefits from a driveway to the front with lawn area and side access leading to a low-maintenance enclosed rear yard with concrete finish and block-built storage shed.



Accommodation

Ground Floor

Entrance Hall 1.70m × 1.70m (5'7" × 5'7"):

Hallway 2.00m × 3.60m (6'7" × 11'10"):

Kitchen 3.00m × 3.30m (9'10" × 10'10"):

Dining Area 2.50m × 3.30m (8'2" × 10'10"):

Living Room 3.70m × 4.90m (12'2" × 16'1"):

WC 1.20m × 1.50m (3'11" × 4'11"):

Landing 2.20m × 3.40m (7'3" × 11'2"):

1st Floor

Master Bedroom 3.20m × 3.40m (10'6" × 11'2"):

En-suite 2.60m × 1.00m (8'6" × 3'3"):

Bedroom 2 3.20m × 3.70m (10'6" × 12'2"):

Bedroom 3 2.70m × 2.50m (8'10" × 8'2"):

Main Bathroom 2.20m × 2.10m (7'3" × 6'11"):



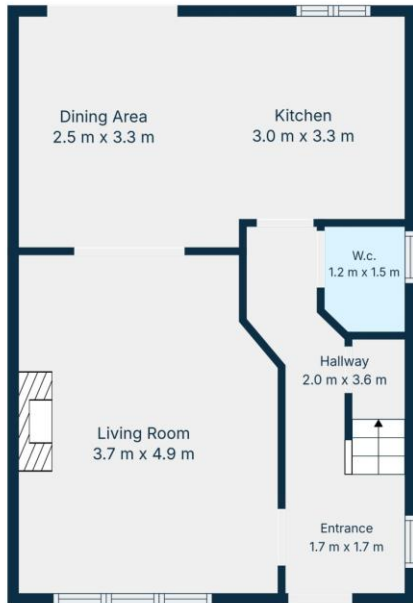


Special Features & Services

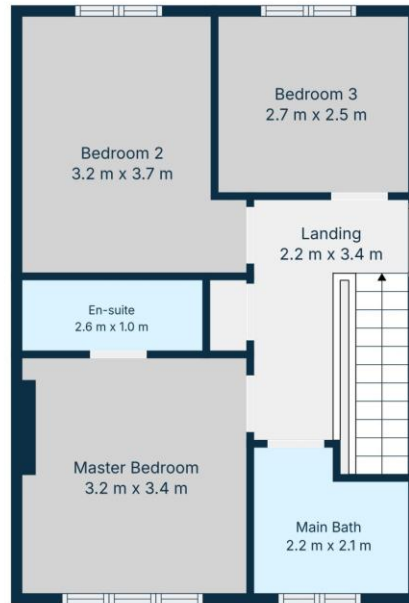
- Spacious three-bedroom semi-detached home extending to approx. 92 sq.m.
- Bright open-plan kitchen/dining area with patio doors to rear yard
- Excellent location just 4 minutes from Enniscorthy Ring Road and a 10-minute walk to Lidl & Aldi

BER BER To be confirmed, BER No. To be confirmed





1st Floor



2nd Floor

TOTAL: 92 m²
 1st floor: 46 m², 2nd floor: 46 m²
 EXCLUDED AREAS: WALLS: 8 m²

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





NEGOTIATOR

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SOLICITOR

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