

For Sale

Asking Price: €225,000



170 Madeira Oaks, The
Moyne, Enniscorthy,
Co Wexford, Y21 D7X9

BER C2

sherryfitz.ie



Welcome to 170 Madeira Oaks, Sherry Fitzgerald O'Leary Kinsella are very proud to present this beautiful three bedroom property in one of Enniscorthy's most desirable locations. This appealing semi-detached family residence extends to 1076 sq ft approx. and is well presented throughout.

This generous accommodation briefly comprises a kitchen/dining, sitting room, and guest WC on the ground floor. On the first floor are three spacious bedrooms including the master bedroom and ensuite and a family bathroom.

It is a beautifully presented home in well sought after area of Enniscorthy and close to a host of amenities including school shops pubs and Wexford's beaches.

Viewing is highly recommended and could possibly make a great family home or a stunning holiday home.

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Accommodation

Entrance Hall 4.97 x 1.78m (16'4" x 5'10") at widest point:
tiled flooring

Sitting Room 5.53m x 3.65m (18'2" x 12'):
solid wood flooring, bay window and feature fireplace

Kitchen/Dining 5.56m x 3.37m (18'3" x 11'1") at widest point:
tile flooring, fitted kitchen units, electric oven, electric hob,
dishwasher, double doors to rear garden

Guest W.C 1.04m x 1.90m (3'5" x 6'3"), tile flooring and
walls: WC, wash hand basin

First Floor

Landing 3.53m x 2.06m (11'7" x 6'9") at widest point:
carpet flooring

Bedroom 1 2.58m x 2.59m (8'6" x 8'6"):
laminated wood flooring

Bedroom 2 3.67m x 3.36m (12' x 11'):
laminated wood flooring, inbuilt wardrobes

Bedroom 3 (Master) 2.87m x 4.34m (9'5" x 14'3") at widest point:
laminated wood flooring

Ensuite 1.42m x 1.60m (4'8" x 5'3"):
tile flooring and walls, shower, WC, wash hand basin

Bathroom 2.82m x 2.15m (9'3" x 7'1") at widest point:
tiled floor and walls, bath, WC, wash hand basin





Special Features & Services

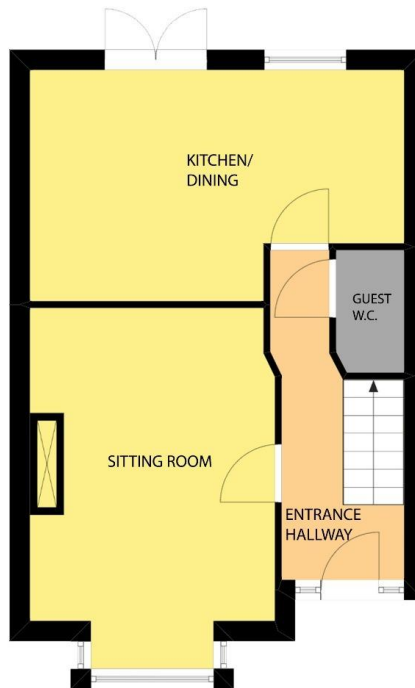
- Sought after location.
- Off street parking.
- Fully fitted kitchen.
- **Included in the sale:**
All contents included.

Services

- Mains water, mains sewerage, fibre broadband available in location



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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Directions
Y21 DX79

FIRST FLOOR



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NEGOTIATOR

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