

For Sale

Asking Price: €280,000

**Sherry
FitzGerald**
O'Leary Kinsella



11 Beech Avenue, The
Paddock, Enniscorthy,
Co. Wexford, Y21 W8X9

BER C3

sherryfitz.ie



11 Beech Avenue is a well-presented four-bedroom semi-detached residence extending to approximately 124 sq. m., ideally positioned within a pleasant and established residential estate in Enniscorthy. Offering generous living accommodation, flexible room usage and attractive views over the surrounding countryside, this home will appeal to first-time buyers, families and those seeking a convenient base with strong commuter links.

The property enjoys a bright and spacious layout throughout. It includes a welcoming entrance area, a large kitchen/dining space with fitted units and ample room for family dining, and a comfortable main reception room featuring a fireplace. A notable feature of the home is the additional downstairs room, which may serve as a second bedroom, home office, playroom or second reception room, depending on the purchaser's needs.

Upstairs, the property offers well-proportioned bedroom accommodation, with bright rooms, neutral décor and good natural light. The home further benefits from off-street parking to the front and a private rear garden, providing useful outdoor space for families, entertaining or future landscaping.

One of the standout features of 11 Beech Avenue is its excellent outlook, with beautiful rural views to the rear and across the surrounding countryside, giving the property a sense of openness while still being close to everyday amenities.



The location is highly convenient, with Aldi and Lidl nearby, along with schools, shops, services and Enniscorthy town centre within easy reach. The property also offers excellent accessibility, with ease of access onto the Enniscorthy ring road, providing convenient connections to the M11 motorway for commuters, as well as the Carlow road.

Accommodation

Kitchen 2.60m x 5.20m (8'6" x 17'1"):

Dining Area 3.40m x 3.70m (11'2" x 12'2"):

Living Room 3.80m x 4.80m (12'6" x 15'9"):

Sitting Room 2.70m x 5.00m (8'10" x 16'5"):

Entrance 2.00m x 5.20m (6'7" x 17'1"):

Utility Room 2.70m x 2.00m (8'10" x 6'7"):

W.C. 0.90m x 1.60m (2'11" x 5'3"):

First Floor

Landing 2.60m x 2.70m (8'6" x 8'10"):

Master Bedroom 3.60m x 4.50m (11'10" x 14'9"):

En-suite 1.40m x 1.70m (4'7" x 5'7"):

Bedroom 2 3.50m x 2.80m (11'6" x 9'2"):

Bedroom 3 2.40m x 2.80m (7'10" x 9'2"):

Main Bathroom 2.30m x 2.30m (7'7" x 7'7"):





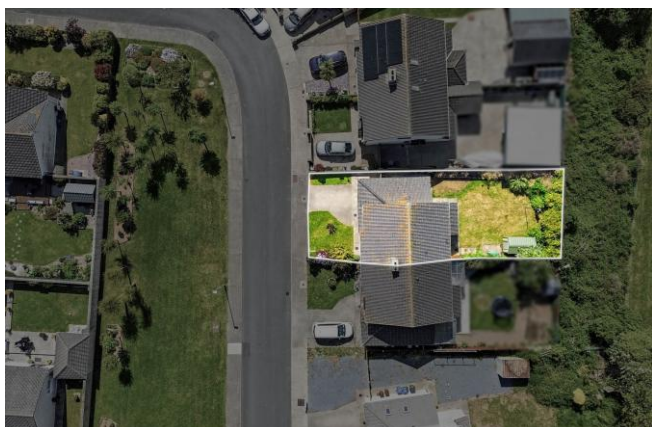
Special Features & Services

- Located in a nice, established residential estate.
- Flexible downstairs second bedroom / second reception room.
- Off-street parking to front.

Services

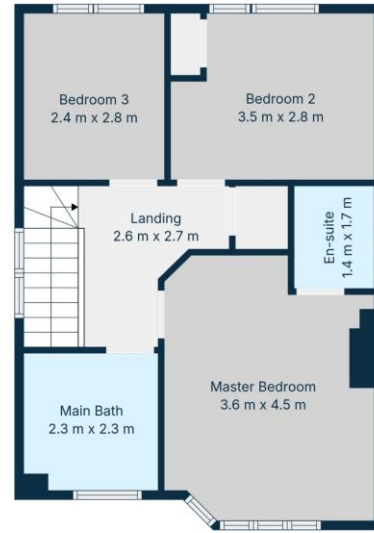
- Mains water, mains sewerage, OFCH, fibre broadband available in area.

BER BER C3, BER No. 107316572





1st Floor



2nd Floor

TOTAL: 124 m²
 1st floor: 74 m², 2nd floor: 50 m²
 EXCLUDED AREAS: WALLS: 10 m²

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





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