

For Sale

Asking Price: €305,000

**Sherry
FitzGerald**
O'Leary Kinsella



184 Madeira Oaks, The
Moyne, Enniscorthy,
Co. Wexford, Y21 H7E2

BER B3

sherryfitz.ie



'184 Madeira Oaks' is a spacious, elegant, and modern property within walking distance of Enniscorthy town with an array of shops, restaurants, cafe's, excellent amenities, schools, and public transport to hand.

The fine home boasts many features with rear views over rolling fields with a outstanding location within this prestigious development, it's completely private with green area to front and the spacious rear garden has mature trees with a green fields behind. Its stands at 123 sq m (approx.) and offers generous accommodation briefly comprises of entrance hallway, large kitchen/dining room with fitted kitchen, sitting room with light filled window and feature open fireplace, utility, guest WC and garage. Accommodation on the first floor consists of three bedrooms with the Master Bedroom enjoying its own ensuite and a family bathroom.

The property captures a wonderful sense of space and light throughout. There is an excellent balance of well proportioned and tastefully detailed rooms which enjoy a high specification and excellent quality features throughout.

This dwelling is guaranteed to appeal particularly to families seeking a home of quality in a nice neighbourhood or perhaps those seeking an attractive residential investment opportunity in a location second to none and only minutes walk to the town centre.



Accommodation

Entrance Hall 2.6m x 4.2m (8'6" x 13'9"):

Living Room 4.4m x 5.7m (14'5" x 18'8"):

Kitchen/Dining Room 4.7m x 7.6m (15'5" x 24'11"):

Sitting Room 3.2m x 2.2m (10'6" x 7'3"):

W.C. 1.8m x 1.6m (5'11" x 5'3"):

Utility Room 1.8m x 1.6m (5'11" x 5'3"):

1st Floor

Landing 2.5m x 2.7m (8'2" x 8'10"):

Hallway 2.6m x 1.6m (8'6" x 5'3"):

Master Bedroom 4.4m x 2.9m (14'5" x 9'6"):

En-Suite 2.8m x 0.9m (9'2" x 2'11"):

Bedroom 2 3.1m x 3.5m (10'2" x 11'6"):

Bedroom 3 3.4m x 3.2m (11'2" x 10'6"):

Main Bathroom 2.4m x 1.7m (7'10" x 5'7"):





Special Features & Services

- Spacious accommodation.
- Superb location within walking distance of Enniscorthy town centre.
- Walk in Condition and ready for immediate occupation.
- Not overlooked with green areas to front and rear.
- Prestigious development.

- Services: Main's water and sewage.





TOTAL: 123 m²
 1st floor: 67 m², 2nd floor: 56 m²
 EXCLUDED AREAS: OPEN TO BELOW: 1 m², WALLS: 9 m²
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





NEGOTIATOR

Declan O'Leary
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

SOLICITOR

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001510