For Sale

Asking Price: €265,000



10 Ashbrook,
Enniscorthy,
Co. Wexford. Y21W6R6

BER C

sherryfitz.ie



Welcome to '10 Ashbrook a spacious light filled 3-Bedroom semi-detached Home in a prime Enniscorthy location.
This fine home is ideally located just a 10-minute walk from Enniscorthy town centre, a 3-minute walk to a Centra & only a 13-minute walk to St. Aidan's Primary School, offering convenience & comfort in a well-maintained home.



Extending to approximately 106 sq. mts., this home is thoughtfully laid out to suit modern living. The ground floor features a spacious and bright kitchen/dining area with sliding doors opening onto a spacious & private rear garden—perfect for entertaining or relaxing. A separate large living room with open fire, while a guest W.C. completes the ground floor accommodation.
Upstairs, there are three well-proportioned bedrooms, including a master bedroom with en-suite, along with a family bathroom.
Externally, the property benefits from a cobble lock driveway for 2 cars, as well as convenient side access leading to the private rear garden.
The estate itself is well presented and maintained, and Enniscorthy town offers a wide range of amenities including supermarkets, shops, hotels, & various recreational facilities.
The location also provides excellent connectivity, with the M11 motorway ensuring Dublin is just over an hour's drive away.
This property is an ideal choice for first-time buyers or as a solid investment opportunity.
View and be impressed!



Accommodation

Hall: 2.0m × 4.4m (6'7" × 14'5"):
With tiling to floor.

Living Room: 4.0m × 5.3m (13'1" × 17'5"):
Spacious room with feature open fireplace and wooden flooring.

Kitchen: 2.3m × 2.4m (7'7" × 7'10"):
With fitted kitchen units, all electric appliances included, nice tiling to walls and floor.

Dining Area: 3.9m × 3.6m (12'10" × 11'10"):
An ideal family area with patio doors to rear garden.

W.C.: 1.4m × 1.6m (4'7" × 5'3"):
With wc, whb and tiling to floor.

1st Floor

Landing: 2.1m × 3.6m (6'11" × 11'10"):
With carpet to floor.

Master Bedroom: 4.0m × 5.0m (13'1" × 16'5"):
Large double room overlooking front garden, door off to

En-suite: 2.3m × 1.1m (7'7" × 3'7"):
with shower, wc & whb.

Bedroom 2: 4.0m × 3.4m (13'1" × 11'2"):
Double room.

Bedroom 3: 3.4m × 2.5m (11'2" × 8'2"):
Good sized single room.

Main Bathroom: 2.1m × 2.4m (6'11" × 7'10"):
With bath, wc & wbh, and good tiling.













Special Features & Services

- Prime location being just a 10-minute walk from Enniscorthy town center.
- Spacious kitchen/dining area with sliding doors to a private, well-maintained rear garden.
- Three spacious bedrooms including master with en-suite.
- Cobble lock driveway with gated access and side entrance to rear garden and facing a small green area.
- Freshly painted internally.
- Built in 2003.

- **Included int he sale**
- Carpets, blinds, curtains and all kitchen appliances.

- Services
- Mains water, mains sewerage, OFCH.
- High speed internet available in the area.

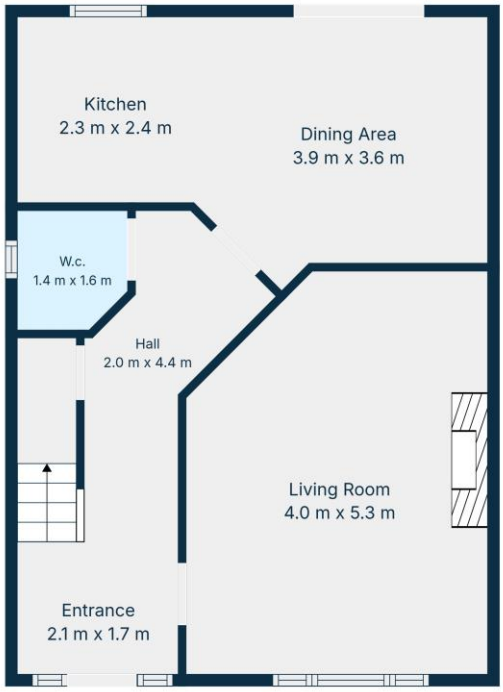
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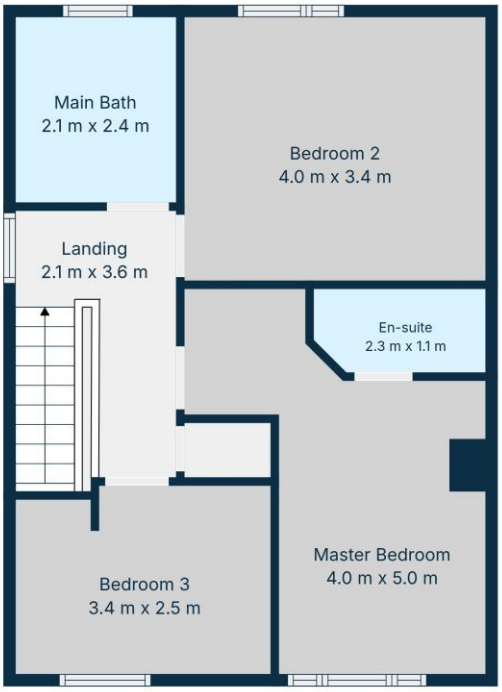








1st Floor



2nd Floor

TOTAL: 106 m2
1st floor: 53 m2, 2nd floor: 53 m2
EXCLUDED AREAS: WALLS: 8 m2

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

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