

For Sale

Asking Price: €219,000

**Sherry
FitzGerald**
O'Leary Kinsella



2 Meadowfields Avenue,
Enniscorthy, Co. Wexford,
Y21 R264

BER B3

sherryfitz.ie



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 property stands at 110.2 sq. m (approx.) and comes to the market fully furnished. It offers generous accommodation briefly comprises of entrance hallway, kitchen/dining room with fitted kitchen, sitting room with feature bay window, guest WC and utility.

Accommodation on the first floor consists of three bedrooms with the Master Bedroom enjoying its own ensuite.

The property captures a wonderful sense of space and light throughout with lovely views looking over Enniscorthy town from the front of the property. There is an excellent balance of well-proportioned and tastefully detailed rooms which enjoy a high specification and excellent quality features throughout.

2 Meadowfields 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 approx. 10 minutes' walk to the town centre.



Accommodation

Ground Floor

Entrance Hall 5.20m x 2.00m (17'1" x 6'7") at widest point:
laminated wood flooring

Sitting Room 5.15m x 4.22m (16'11" x 13'10") at widest point:
laminated wood flooring, feature open fireplace, feature bay window

Kitchen/Dining Room 3.90m x 4.63m (12'10" x 15'2") at widest point:
tile flooring and backsplash, fitted kitchen units, electric oven, electric hob, fridge freezer, dishwasher, door to rear garden

Utility Room 2.49m x 1.60m (8'2" x 5'3") at widest point:
tile flooring, plumbed for washing machine and dryer

W.C. 1.76m x 1.60m (5'9" x 5'3")m at widest point:
tile flooring, WC, wash and basin



First Floor

Landing 3.23m x 2.14m (10'7" x 7') at widest point:

Master Bedroom 4.32m x 4.09m (14'2" x 13'5") at widest point:
carpet flooring, inbuilt wardrobes

En-Suite 1.42m x 3.08m (4'8" x 10'1") at widest point:
tile flooring and walls, shower, WC, wash hand basin

Bedroom 1 2.60m x 2.99m (8'6" x 9'10"):

Bedroom 2 3.78m x 4.08m (12'5" x 13'5") at widest point:
carpet flooring, feature corner window

Bathroom 2.52m x 2.19m (8'3" x 7'2")m at widest point:
tile flooring and walls, bath, WC, wash hand basin





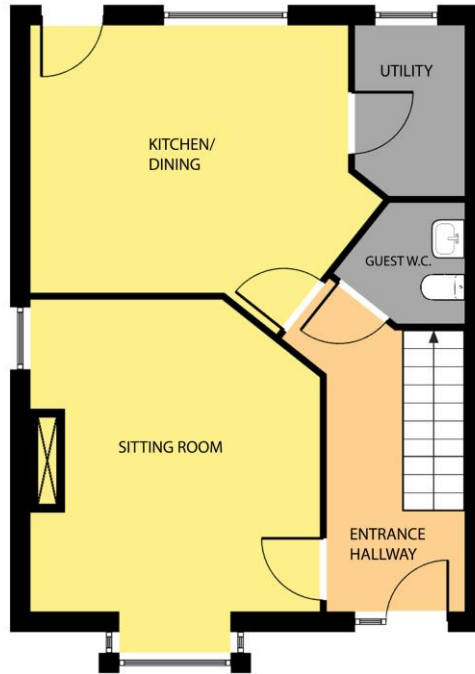
Special Features & Services

- Spacious Accommodation of approximately 1186sq ft
- Fully furnished.
- Lovely views from the property.
- Walk in Condition
- Services
- Mains water, mains sewerage, fibre broadband available in area.

BER BER B3, BER No. 106037203



GROUND FLOOR

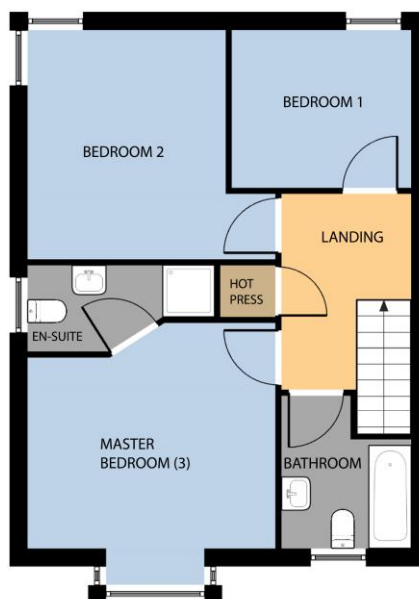


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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.

COPYRIGHT: SHOWCASE IMAGES.JE

Directions
Y21 R264

FIRST 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 mis-statement. 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.

COPYRIGHT: SHOWCASE IMAGES.JE



NEGOTIATOR

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