

For Sale

Asking Price: €310,000



5 Meadowbrook,
Marshalstown, Co. Wexford,
Y21 TP84



sherryfitz.ie



5 Meadowbrook is a striking dormer bungalow in the village of Marshalstown and 7km from Enniscorthy town centre.

This stunning family home has a beautifully maintained garden with paved driveway. A bright welcoming entrance hall directs you to a number of family reception rooms while a staircase leads to the bedrooms on the first floor.

The well-proportioned sitting room is on your right, while to the left is a beautiful large modern kitchen/dining room, sunroom with doors to the rear garden. A utility room is off the kitchen and the first of three bedrooms and a family bathroom in the entrance hall.

On the first floor the landing leads to the a master bedroom and further bedrooms while a shower room completes the accommodation at this level.

The property has a paved driveway to the front with ample parking, lawn and beautiful landscaping.

This property is in exceptional condition and will truly make an impressive family home. It has all the key attributes to really bring it to life and create a modern contemporary residence in a beautiful location.

Interested in this property? Sign up for mySherryFitz to arrange your viewing, see current offers or make your own offer. Register now at SherryFitz.ie



Accommodation

Entrance Hall 5.30m x 2.00m (17'5" x 6'7") at widest point:
solid wood flooring

Sitting room 4.50m x 4.00m (14'9" x 13'1") at widest point:
carpet flooring, feature bay window, feature open fireplace

Kitchen/Dining 5.90m x 3.30m (19'4" x 10'10") at widest point:
solid wood flooring, fitted kitchen units, electric oven,
electric hob, dishwasher, feature bay window, archway to
sunroom

Sunroom 2.70m x 2.70m (8'10" x 8'10"):
solid wood flooring, recessed lighting, sliding door to rear
garden

Utility Room 1.60m x 2.70m (5'3" x 8'10"):
tile flooring, fitted storage units, plumbed for washing
machine and dryer

Bedroom 1 3.00m x 3.70m (9'10" x 12'2"):
solid wood flooring, in-built wardrobes

Bathroom 1.80m x 2.90m (5'11" x 9'6"):
tile flooring and walls, bath, WC, wash hand basin

First Floor

Landing 1.70m x 2.20m (5'7" x 7'3") at widest point:
carpet flooring

Bedroom 2 4.90m x 3.30m (16'1" x 10'10") at widest point:
carpet flooring

Shower room 2.40m x 2.00m (7'10" x 6'7") at widest point:
laminated wood flooring, tile shower, shower, WC, wash hand
basin

Master Bedroom 4.90m x 4.00m (16'1" x 13'1") at widest
point:
carpet flooring





Special Features & Services

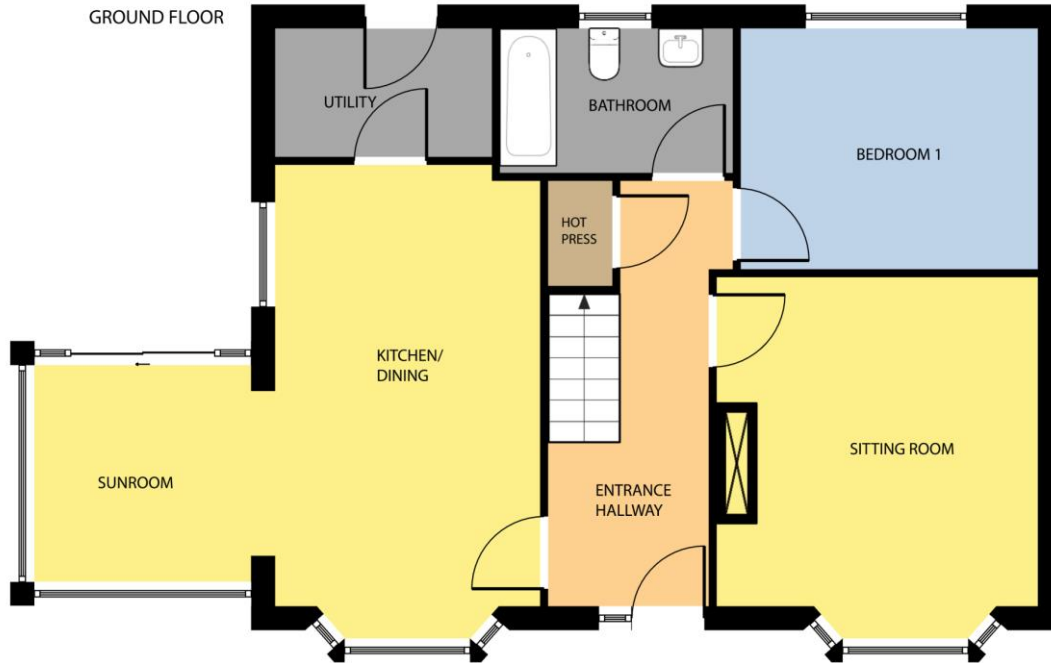
Excellent energy rating
Four bedroom detached dwelling c. 1250 sq ft approx.
Quiet countryside location
Exceptional Condition

Services

Mains water, mains sewerage, oil fired central heating,
fibre broadband available in the area.

BER BER B2, BER No. 117429530



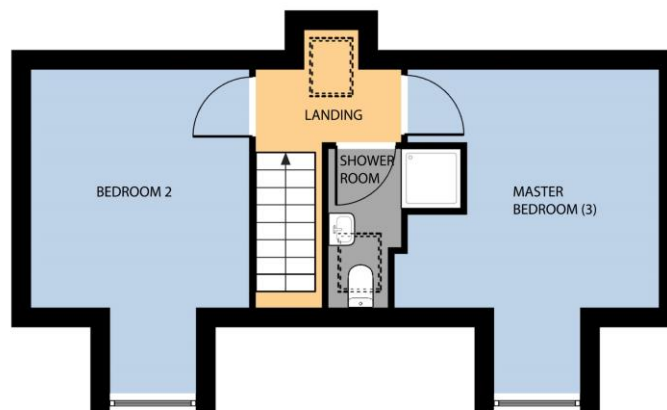


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

Directions
Y21 TP84

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 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.IE



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