

For Sale

Asking Price: €280,000

**Sherry
FitzGerald**
O'Leary Kinsella



77 Maderia Woods,
Enniscorthy, Co. Wexford.,
Y21 T9X8

BER C3

sherryfitz.ie



Introducing this charming semi-detached house located in the very sought after estate of Madeira Woods.

Boasting a generous 110 sq m of living space, this property offers three bedrooms (one en-suite) and a spacious reception room. The well-maintained interior is flooded with natural light, creating a bright and inviting atmosphere throughout.

There is ample parking to the front of the property and to the rear, mature trees and hedging provide plenty of privacy. The south easterly facing rear garden offers a peaceful outdoor space, perfect for relaxing or entertaining guests.

This property presents an excellent investment opportunity, whether as a family home or rental property. Situated in a sought-after location, close to local amenities and transport links, this home combines comfort and convenience in a prime residential setting.

Don't miss out on the chance to make this property your own - schedule a viewing today and experience the charm and potential of this delightful home.

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](https://www.sherryfitz.ie).



Accommodation

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

Sitting Room 5.50m x 3.65m (18'1" x 12'): at widest point,
solid wood flooring, feature open fireplace, feature bay
window

Kitchen/Dining 4.10m x 5.75m (13'5" x 18'10"): at widest
point,
linoleum flooring, tile backsplash, fitted kitchen units, electric
oven, electric hob, fridge freezer

Utility Room 3.00m x 2.40m (9'10" x 7'10"): linoleum
flooring, plumbed for washing machine and dryer

Guest W.C. 1.80m x 0.80m (5'11" x 2'7"): at widest point,
tile flooring and walls, WC, wash hand basin

FIRST FLOOR

Landing 3.10m x 2.00m (10'2" x 6'7"): at widest point,
carpet flooring

Master Bedroom 6.20m x 3.15m (20'4" x 10'4"): at widest
point,
carpet flooring, feature bay window

Ensuite 1.70m x 1.70m (5'7" x 5'7"):
tile flooring and walls, shower, WC, wash hand basin

Bedroom 1 3.00m x 2.50m (9'10" x 8'2"): at widest point,
carpet flooring

Bedroom 2 3.40m x 3.50m (11'2" x 11'6"):
carpet flooring

Bathroom 2.10m x 2.15m (6'11" x 7'1"):
tile flooring and shower, shower, WC, wash hand basin



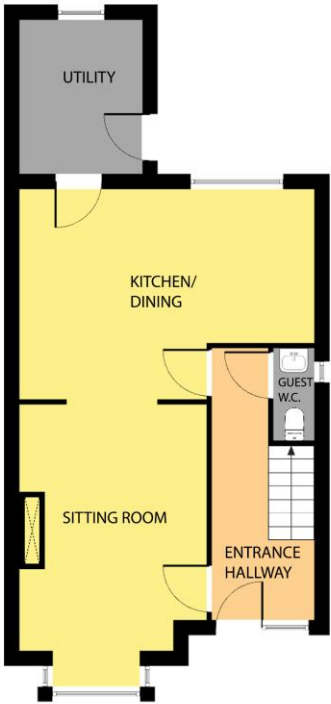


Special Features & Services

- Sought after location.
- End of cul de sac.
- Off street parking to the front.
- Maintenance free exterior.
- Site size: 3821 sq ft approx.
- Services
- All mains services.



GROUND FLOOR

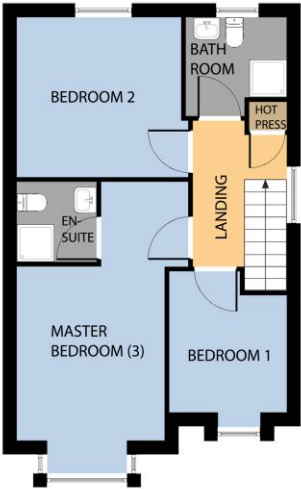


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

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Directions
Y21 T9X8

FIRST FLOOR



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