

# For Sale

Asking Price: €325,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



65 Madeira Wood,  
The Moyne, Enniscorthy,  
Co. Wexford, Y21 A5F1

**BER C3**

[sherryfitz.ie](http://sherryfitz.ie)



Spacious, elegant, and modern semi detached 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 but the outstanding one is its 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 area behind. Its stands at 126 sq. m(approx.) and offers generous accommodation briefly comprises of entrance hallway, separate 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.

65 Madeira Woods 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** 5.35m x 2.00m (17'7" x 6'7"): at widest point

**Sitting room** 5.41m x 3.58m (17'9" x 11'9"): at widest point

**Kitchen/Dining Room** 4.08m x 5.68m (13'5" x 18'8"): at widest point

**Utility Room** 2.38m x 2.75m (7'10" x 9'):

**Guest W.C.** 1.10m x 1.53m (3'7" x 5'):

**Garage** 4.80m x 2.75m (15'9" x 9'):

### FIRST FLOOR

**Landing** 3.02m x 2.09m (9'11" x 6'10"): at widest point

**Master Bedroom** 6.10m x 3.05m (20' x 10'): at widest point

**En-Suite** 1.73m x 1.77m (5'8" x 5'10"):  
W.C., W.H.B., shower.

**Bedroom 1** 3.02m x 2.53m (9'11" x 8'4"): at widest point

**Bedroom 2** 3.39m x 3.49m (11'1" x 11'5"):

**Bathroom** 2.10m x 2.09m (6'11" x 6'10"): at widest point





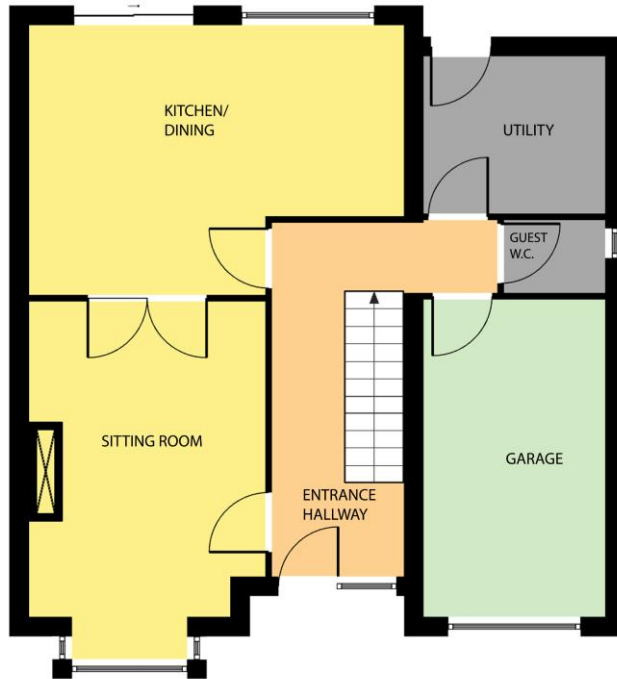
### Special Features & Services

- Superb location within walking distance of Enniscorthy town centre
- Not overlooked with green areas to front and rear. Attached garage ideal for conversion or working from home.
- Prestigious development.
- Services: Main's water and sewage.

**BER** BER C3, BER No. 101905529



GROUND FLOOR



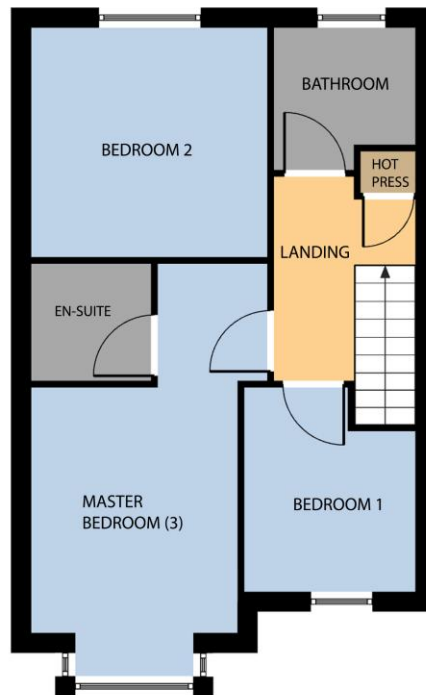
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

Directions

Y21 A5F1

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.IE](http://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