

For Sale

Asking Price: €280,000

**Sherry
FitzGerald**
O'Leary Kinsella



167 Madeira Oaks,
Enniscorthy,
Co. Wexford. Y21A3N3

BER B3

sherryfitz.ie



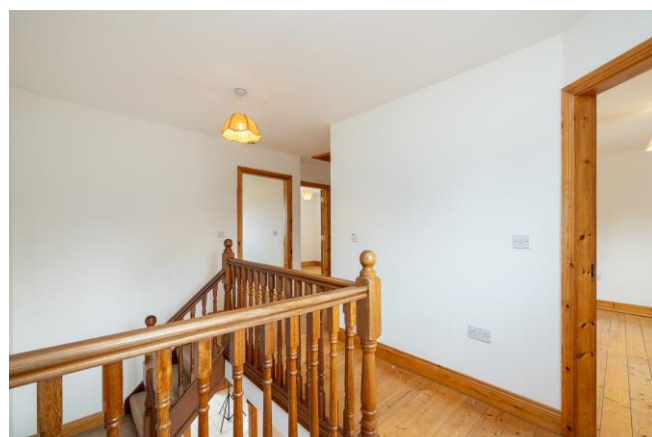
'167 Madeira Oaks' is an elegant and modern family home within walking distance of Enniscorthy town with an array of shops, restaurants, cafe's, excellent amenities, schools and public transport to hand.

This fine home stands at 117.3 sq m(approx.) and offers generous accommodation briefly comprises of entrance hallway, kitchen/dining room with fitted kitchen, sitting room with feature bay window, utility and guest WC. Accommodation on the first floor consists of three bedrooms with the master bedroom enjoying its own ensuite and a family bathroom.

The property captures a wonderful sense of space and light throughout. There is an excellent balance of well proportioned and tastefully detailed rooms which enjoy a high specification and excellent quality features throughout. 167 Madeira Oaks 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 center.

The rear garden is a delight, private and enjoys country fields to the rear.

View and be very impressed!



Accommodation

Entrance Hall 4.14 (13'7") m x 2.39 (7'10") m at widest point:
With tile flooring, stairs off and door to

Sitting Room 5.70 (18'8") m x 4.32 (14'2") m at widest point:
Lovely family room with solid wood flooring, feature bay window, & feature open fireplace.

Kitchen/Dining Room 6.09 (20') m x 4.57 (15') m at widest point:
A truly light filled well appointed room with tile flooring and backsplash, fitted kitchen units, electric oven, electric hob, fridge freezer, double doors to private garden.

Utility Room 2.38m x 1.69m (7'10" x 5'7"): With tile flooring, plumbed for washing machine and dryer, fitted storage units.

Guest W.C. 1.57m x 1.68m (5'2" x 5'6"): With tile flooring, WC & wash hand basin.

FIRST FLOOR

Landing 4.15 (13'7") m x 2.50 (8'2") m at widest point:
Spacious with solid wood flooring.

Bedroom 1 3.45m x 2.97m (11'4" x 9'9"): With solid wood flooring.

Bedroom 2 3.18m x 3.28m (10'5" x 10'9"): Double room with solid wood flooring.

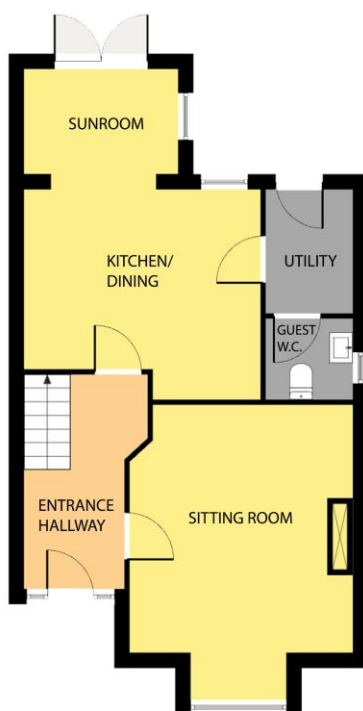
Bathroom 1.62m x 2.23m (5'4" x 7'4"): With linoleum flooring, tile bath, bath, WC, wash hand basin.

Master Bedroom 2.99 (9'10") m x 4.33 (14'2") m at widest point:
Lovely double room with solid wood flooring, door to

Ensuite 0.80m x 2.61m (2'7" x 8'7"): With linoleum flooring, tile shower, shower, WC, wash hand basin.



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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FIRST FLOOR



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Special Features & Services

- Sought after location with lovely outlook.
- Lovely light filled home ready for immediate occupation.
- Private rear garden with unique outlook over country fields.
- Off street parking to the front.
- Site size: 117.3 sq m approx.
- A walk to all amenities of Enniscorthy Town.
- B3 energy rating.
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- **Services**
- All mains services.
- Fiber broadband available in the area.
- **Included in the sale:**
- Carpets, curtains, blinds and all electrical goods in the kitchen and utility room.

BER B3, BER No. 118588037





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