

FOR SALE

AMV: €235,000 (Fully Furnished)

File No. a642.CWM



17 Meadowfields Avenue, The Moyne, Enniscorthy, Co. Wexford

No. 17 Meadowfields Avenue is an architect designed home which has been finished to exacting standards and is presented for sale in 'turn-key' condition. It simply must be viewed to be fully appreciated. The quality of finish is sure to impress any potential purchaser. Meadowfields is located close to all amenities of Enniscorthy Town. This sale represents an ideal opportunity to acquire a superior family home to rival anything on the market at present.

Acc. Briefly comprises; entrance hallway, sitting room, kitchen/dining room, utility room, 3 bedrooms (master en-suite) and family bathroom.

To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe
& ASSOC.**

ACCOMMODATION

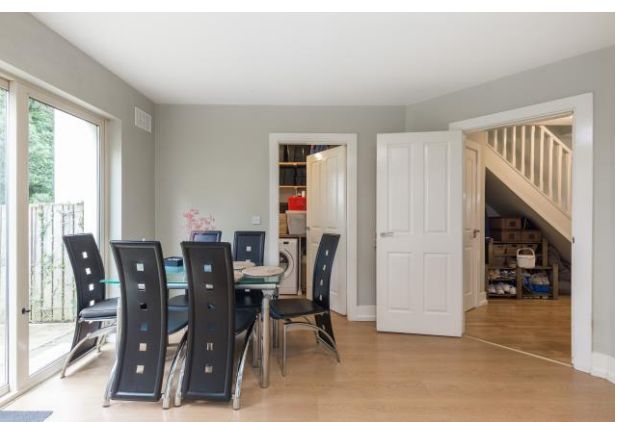
Entrance Hallway	5.87m (max) x 2.00m	With telephone point, broadband, timber floor covering, storage space beneath stairs.
Guest W.C.	1.60m (max) x 1.50m	With w.c., w.h.b., tiled floor and splashback.
Sitting Room	4.00m x 4.00m	With feature open fireplace, granite hearth. TV point.
Kitchen/Dining Room	4.50m x 4.00m	With quality fitted kitchen, wall and floor units, integrated oven, hob, stainless steel extractor hood, dishwasher and fridge freezer. Timber floor covering, tiled splashback. Sliding door leading to rear garden.
Utility Room	2.33m x 1.44m	With fitted units, shelving, plumbed for washing machine.

Timber stairs leading to first floor

Landing Area	3.40m x 2.10m	With hotpress, fitted shelving and dual immersion water heater.
Master Bedroom	3.90m x 3.70m	Carpet flooring and built-in wardrobes.
En-suite	3.00m x 1.60m	With w.c., w.h.b., shower stall, Triton T90 xr electric shower. Tiled floor, shower stall and half-wall. Wall mounted cabinet.
Bedroom 2	3.90m (max) x 3.20m	Timber flooring
Bedroom 3	2.80m x 2.70m	Timber flooring.
Family Bathroom	2.40m x 2.00m	Quality bathroom – w.c., w.h.b., bath with Triton AS2000Xt power shower above. Exceptional tiling and feature mirror with overhead lighting.

Total Floor Area: c. 102 sq.m. / 1,097 sq.ft.







Features

- Fully furnished
- Pristine condition
- Quality finish
- Walking distance to town and all amenities
- Close to schools, shops, etc.
- Private enclosed rear garden
- Excellent fitted kitchen

Outside

- Gardens in lawn
- Private rear garden with lovely country views
- Parking to front

Services

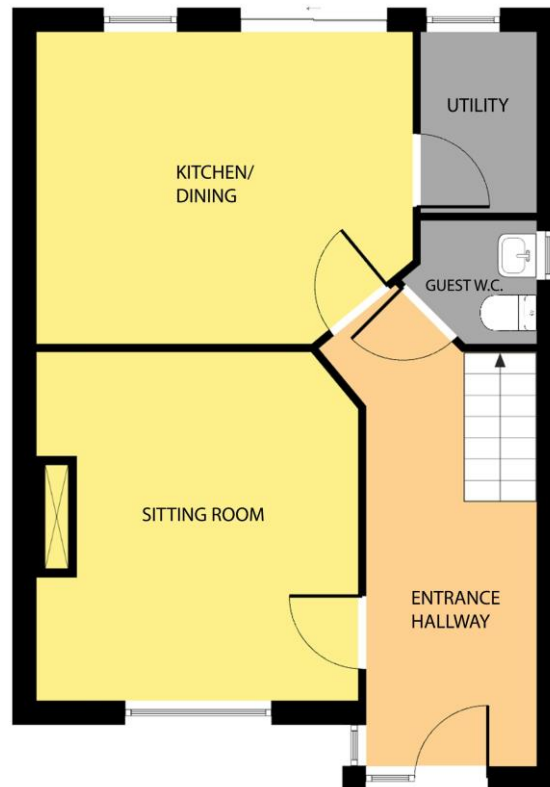
- Mains water
- ESB
- Telephone
- Broadband
- Mains drainage.

VIEWING: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

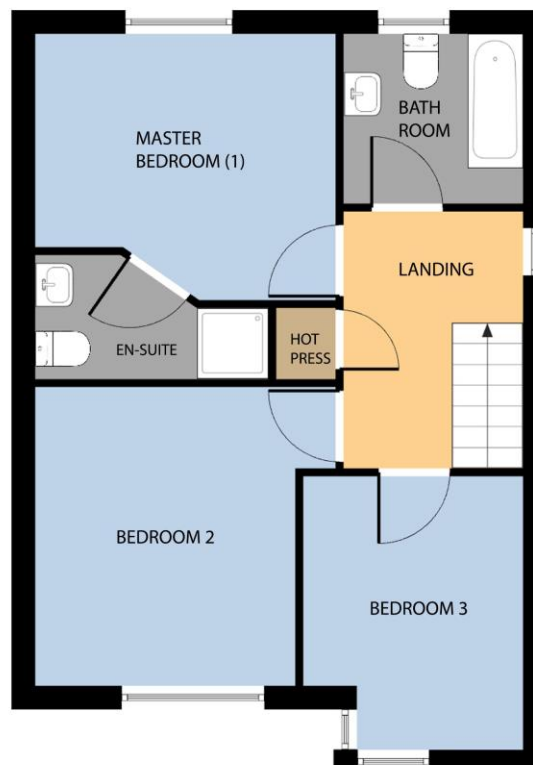
DIRECTIONS: In Enniscorthy town proceed up to Pettitts Supermarket and turn right when you reach Pettitts passing St. Aidans Primary School on the right-hand side. Continue on until you come to a small roundabout, take the first left at this roundabout and Meadowfields is up here about 350m on the right. Eircode: Y21 D5R9



GROUND FLOOR



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.

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Building Energy Rating (BER): C2
BER No.: 102301876

VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141