

NO. 9 MEADOWBROOK, MARSHALSTOWN, ENNISCORTHY, CO. WEXFORD Y21 T046



FOR SALE
QUINN
PROPERTY
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Ref: 9106

BER B3

QUINN PROPERTY

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Attractive Three Bedroom Detached Residence In A Most Desirable Location For Sale by Private Treaty

LOCATION & DESCRIPTION:

Jack Quinn, specialist in residential sales for **QUINN** Property, is delighted to present this exceptional three-bedroom detached residence to the market. Enjoying a prime location in the peaceful and picturesque village of Marshalstown, this superb home is within walking distance of the local primary school, church, community centre, and GAA club. Scarawalsh and the renowned Redmond's Pub are just 5km away, while the thriving market town of Enniscorthy is only 7km from the property. Enniscorthy offers an extensive range of shops, services, cafés, restaurants, and everyday amenities, together with a choice of primary and secondary schools serving both the town and its surrounding hinterland. Recreational facilities include a swimming pool and leisure centre, rugby and GAA clubs, and a selection of hotels, including the four-star Riverside Park Hotel. The surrounding area offers an excellent choice of outdoor and leisure pursuits, including an 18-hole golf course, several pitch and putt courses, freshwater fishing, and the award-winning five-star Monart Destination Spa. Enniscorthy also benefits from excellent transport links, with Irish Rail providing regular services to Dublin Connolly and Rosslare Europort, while Wexford Bus and Bus Éireann offer frequent public transport services. The nearby M11 provides easy access to Dublin, with the N30 connecting to New Ross and the N80 linking to Carlow, Laois, and Offaly.



Approached by a cobble lock driveway offering generous off street parking this exceptional family home is presented impeccably throughout and lovingly cared for by its current owners. The front lawn boasts beautifully maintained flower beds and hedging over looking a common green area. This beautifully presented home has been tastefully upgraded in recent years, benefitting from a modern fitted kitchen and new flooring. Bright and generously proportioned accommodation creates a warm and welcoming atmosphere. Offering a range of attractive features, the property is finished to a high standard. The well design layout includes Three spacious double bedrooms, making it an ideal family home or for first time buyers alike.

Accommodation is as follows:

Entrance Hall:	5.28m x 1.98m	Tiled flooring, stairs to first floor, under-stair storage
Kitchen/Dining Room:	5.58m x 3.30m	Tiled flooring, fitted waist high and eye level kitchen units, tiled splashback, extractor fan, dishwasher, electric cooker, recessed lighting, integrated fridge
Utility Room:	1.57m x 2.60m	Timber flooring, plumbed for washing machine, bespoke cabinetry
Bathroom:	1.76m x 2.86m	Fully tiled, W.C., W.H.B., bath, shower, heated towel rail
Bedroom 3:	2.99m x 3.68m	Laminate flooring, pleasant garden views
Living Room:	4.48m x 3.93m	Laminate flooring, feature fire place with stove
Landing:	1.29m x 2.00m	Carpet flooring,
Bedroom 1 :	5.14m x 3.78m	Carpet flooring, footed wardrobes
Bedroom 2:	5.14m x 3.32m	Carpet flooring, pleasant views
Bathroom :	2.77m x 1.83m	Tiled flooring, W.C., W.H.B., shower, vanity unit





OUTSIDE:

The rear garden provides a peaceful outdoor retreat, combining privacy, and attractive landscaping. Designed to make the most of the space, it features a generous patio area ideal for entertaining guests. A charming aviary adds character, while established shrubs create an attractive, low-maintenance outdoor setting. Practical additions include dual side access and an outdoor tap, making the garden functional. This well-presented outdoor space offers the perfect balance of tranquillity and ease of maintenance.



SERVICES AND FEATURES:

Mains Services
Oil Fired Central Heating
Outside Tap
Dual Side Access
Property Extends To: C. 111m²
Built: 2005



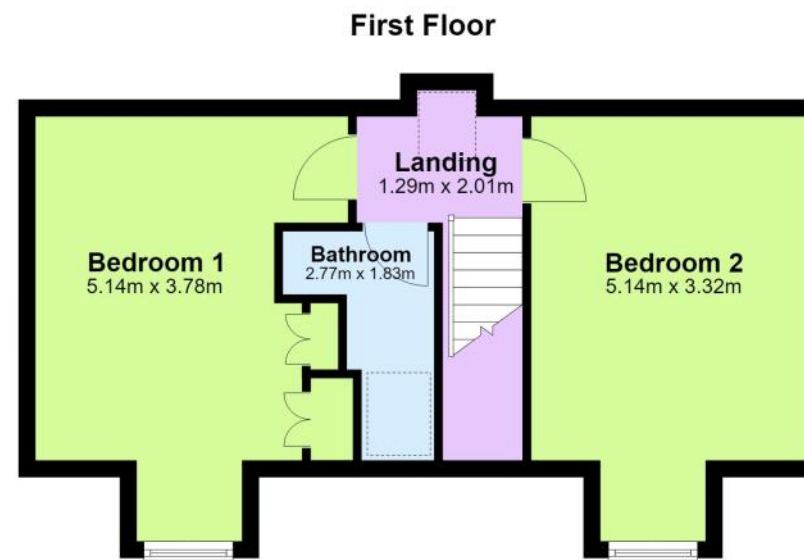
BER DETAILS:

BER: B3
BER No. 116131764
Energy Performance Indicator: 145.57kWh/m²/yr



Most Attractive Three Bedroom Home In An Ideal Location

A.M.V. €325,000



Total Area Approx: 110.75m²

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.