

For Sale

Asking Price: €180,000

**Sherry
FitzGerald**
O'Leary Kinsella



34 Ross Road, Enniscorthy,
Co. Wexford, Y21 E5R5

sherryfitz.ie

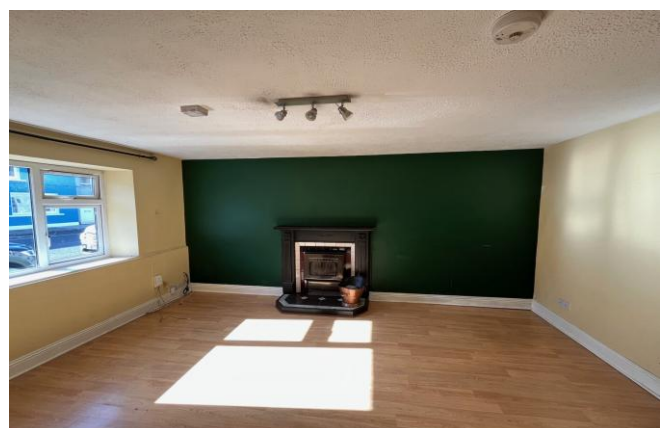


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Introducing this two bedroom terraced house located in a sought-after town setting, offering a comfortable living space of 96 square meters approx.

Boasting two well-appointed bedrooms with a first floor store room, this property is ideal for those seeking a cosy yet functional home. It also has the added benefit of rear access with a garage to the rear also.

The property's convenient location provides easy access to local amenities, transport links, and leisure facilities, only a few minutes' walk to Enniscorthy's main town square. With its affordable price point and desirable features, this property presents an excellent opportunity for first-time buyers, small families, or investors looking to expand their portfolio.



Accommodation

Entrance Porch

Living Room 4.88m x 3.94m (16' x 12'11"):

Back Hall 2.29m x 2.36m (7'6" x 7'9"):

Shower Room 1.89m x 1.43m (6'2" x 4'8"): W.C., W.H.B., shower

Kitchen/Dining Room 4.83m x 3.94m (15'10" x 12'11"):
Built in units

Landing

Bedroom 1 3.65m x 3.94m (12' x 12'11"):

Bedroom 2 2.96m x 3.89m (9'9" x 12'9"):

Store 2.98m x 2.93m (9'9" x 9'7"):

Bathroom 2.20m x 2.34m (7'3" x 7'8"):
W.C., W.H.B., bath

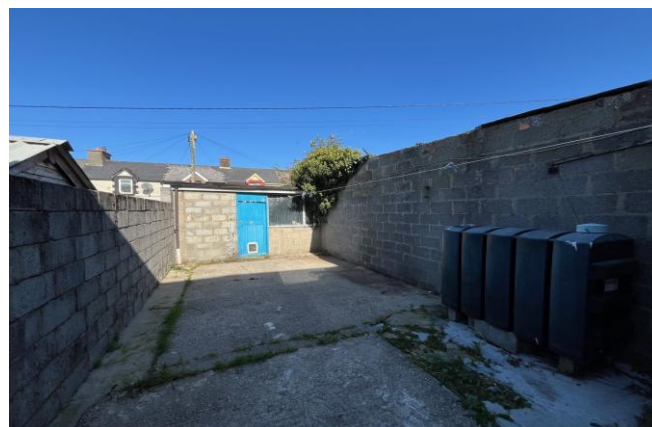




Special Features & Services

- Excellent location.
- Rear access with shed.
- Downstairs shower room.
- Services
- All main services.

BER BER To be confirmed, BER No. To be confirmed



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other details 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions
Y21 E5R5



NEGOTIATOR

Declan O'Leary
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

SOLICITOR

sherryfitz.ie

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