

For Sale

Asking Price: €260,000

**Sherry
FitzGerald**
O'Leary Kinsella



7 Spencers Court,
Enniscorthy,
Co. Wexford, Y21 T6P6

BER B3

sherryfitz.ie



'7 Spencer's Court' is an impressive 3 bed (main ensuite) family home. Spencer's Court is one of the most desirable residential locations in Enniscorthy Town.

This fine home boasts a wonderful setting and within very close proximity to Enniscorthy town centre. Situated within walking distance of the town centre and 5 km from the N11, this wonderful property offers three spacious bedrooms, and the home extends to 1109sqft approx. of modern living space all within walking distance of schools, shops, sports grounds, restaurants and pubs.

On entry you are immediately impressed by the well-designed living spaces throughout.

The kitchen/dining room to the right of the house has glass sliding doors opening to the outside rear garden, a separate sitting room with feature fireplace is to the left of the house. A guest WC concludes the accommodation on this floor.

Upstairs the landing leads to three double bedrooms, with the master bedroom enjoying its own ensuite and a family bathroom.

This modern family home will suit the first-time buyer looking for a beautiful residence in a safe community, while it will also suit someone looking for a family home in this every popular area of Enniscorthy. Benefiting from all the local amenities this stunning home will keep multiple family members busy with a range of interests.



Accommodation

Entrance Hall 3.20m x 4.80m (10'6" x 15'9") at widest point:

Kitchen Dining Room 7.00m x 6.00m (23' x 19'8") at widest point:

Utility Room 1.9m x 1.8m (6'3" x 5'11"):

Living Room 3.9m x 5.4m (12'10" x 17'9"):

Patio 5.9m x 1.1m (19'4" x 3'7"):

Shed 1.8m x 2.0m (5'11" x 6'7"):

WC 1.7m x 1.6m (5'7" x 5'3"):

First Floor

Landing 3.20m x 3.90m (10'6" x 12'10") at widest point:

Master Bedroom 4.00m x 4.50m (13'1" x 14'9") at widest point:

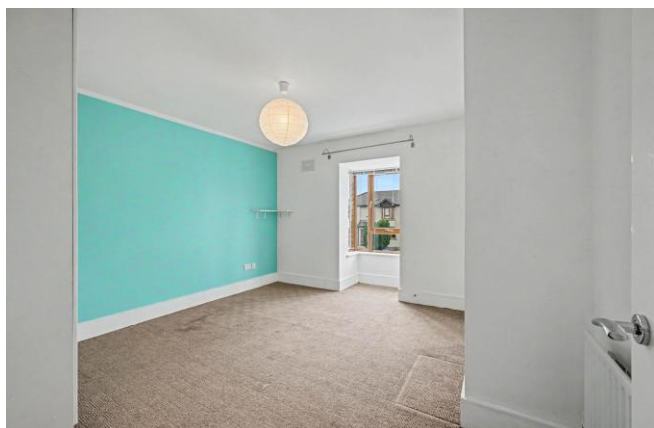
En-Suite 1.40m x 2.00m (4'7" x 6'7"):

Bedroom 2 3.90m x 3.80m (12'10" x 12'6"):

Bedroom 3 3.10m x 3.30m (10'2" x 10'10") at widest point:

Bathroom 2.80m x 2.10m (9'2" x 6'11")m at widest point:





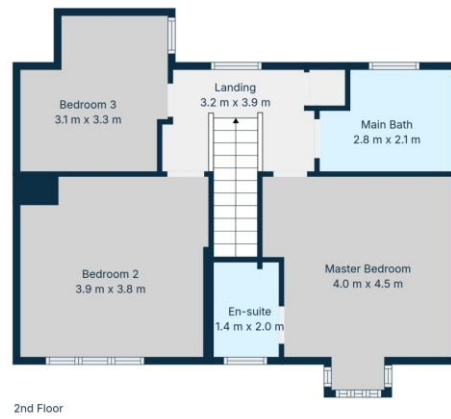
Special Features & Services

- Light filled three-bedroom home approx. 103 sq mts/1109sq. ft.
- Good energy rating.
- Walk in condition with a modern and stylish feel.
- Excellent location a short walk to all amenities.
- Quiet small development in a very sought after residential area.
- Ready for immediate occupation.
- Enclosed private rear garden which is not overlooked.

Services

- Oil fired central heating.





TOTAL: 116 m²
 1st floor: 58 m², 2nd floor: 58 m²
 EXCLUDED AREAS: SHED: 4 m², PATIO: 7 m², WALLS: 9 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





NEGOTIATOR

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

SOLICITOR

Clark Hill Solicitors LLP
3rd Floor
Percy Exchange
8 - 34 Percy Place
Ballsbridge
Dublin 4
D04 P5K3

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