

For Sale

Asking Price: €230,000

**Sherry
FitzGerald**
O'Leary Kinsella



29 Ashgrove, The Paddock,
Enniscorthy, Co. Wexford.
Y21C1P0

BER C2

sherryfitz.ie



29 Ashgrove' is a lovely 3 bedroomed (main ensuite) family home. Well located in this well-established residential area of Ashgrove, this beautifully presented home offers comfortable modern living in the heart of Enniscorthy. Extending to approximately 91.7 sq m, the property is ideal for first-time buyers, families, or those seeking a conveniently located home with excellent outdoor space.

The bright and spacious interior features a welcoming entrance hall, a well-proportioned living room, and a kitchen/dining area that opens directly onto a south-facing rear garden – perfect for relaxing or entertaining. The garden also boasts a paved patio area, ideal for summer barbecues or evening sunsets.

It has been recently painted with new wooden flooring downstairs.

Upstairs, there are three generous bedrooms, one with ensuite and a family bathroom, offering ample space for modern family life.

This semi-detached home benefits from a bright, well-maintained interior and is situated in a mature, sought-after estate. It is just a short distance from local schools, shops, and all the amenities of Enniscorthy town center.

This is a superb opportunity to acquire a turnkey home in a popular and convenient location.

View and be impressed!



Accommodation

Entrance Hall 4.73 (15'6") m x 2.48 (8'2") m at widest point: laminate wood flooring

Sitting Room 3.53 (11'7") m x 5.38 (17'8") m at widest point: laminate wood flooring, feature corner open fireplace, sliding door to rear garden

Kitchen/Dining 5.69 (18'8") m x 3.38 (11'1") m at widest point: laminate wood flooring, tile backsplash, fitted kitchen units, electric oven, electric hob, plumbed for washing machine and dryer, fridge freezer, feature bay window.

Guest W.C. 1.58m x 1.22m (5'2" x 4'): tile flooring, WC, wash hand basin

FIRST FLOOR

Landing 2.43 (8') m x 2.60 (8'6") m at widest point: carpet flooring

Bedroom 1 2.48m x 2.60m (8'2" x 8'6"): laminate wood flooring

Bedroom 2 3.54m x 2.68m (11'7" x 8'10"): laminate wood flooring

Bathroom 1.68m x 2.68m (5'6" x 8'10"): tile flooring and bath, bath, WC, wash hand basin

Master Bedroom 2.97 (9'9") m x 4.36 (14'4") m at widest point: laminate wood flooring

Ensuite 1.68m x 1.79m (5'6" x 5'10"): tile flooring and shower, shower, WC, wash hand basin





Garden

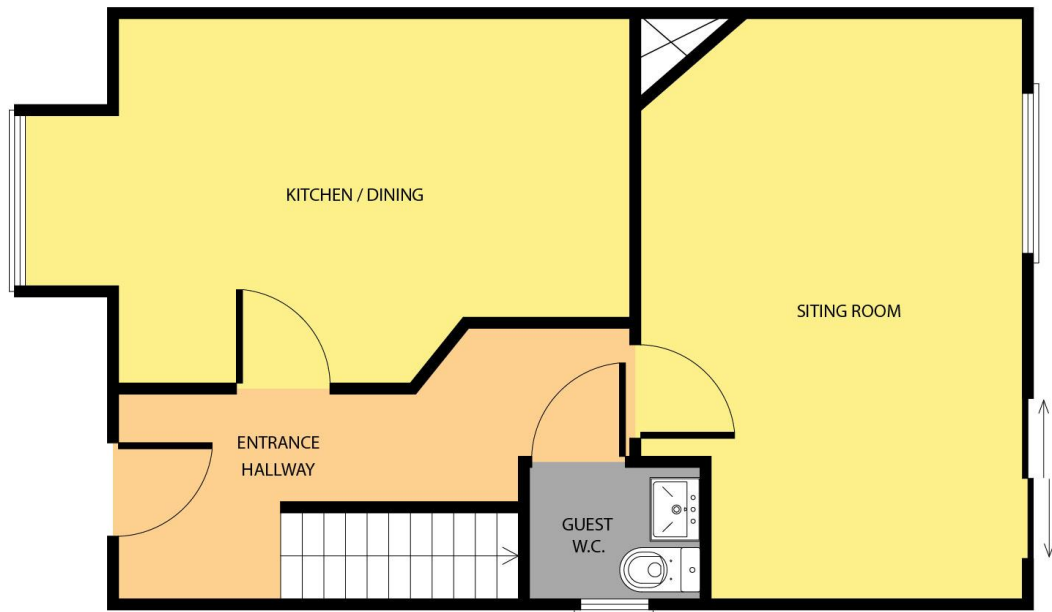


Special Features & Services

- Ready for immediate occupation
- Recently painted with new wooden flooring downstairs.
- Well located within the development facing a green area.
- Light filled home in excellent condition.
- Excellent parking.
- Lovely size rear garden with patio area.
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- Services
- Mains water and sewage.
- Oil fired central heating.
- Broadband available in the area.
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- Included in the sale.
- Carpets, curtains, blinds, light fittings, cooker, fridge freezer, washing machine, dryer and garden shed included in the sale.

BER C2, BER No. 105432603

GROUND FLOOR

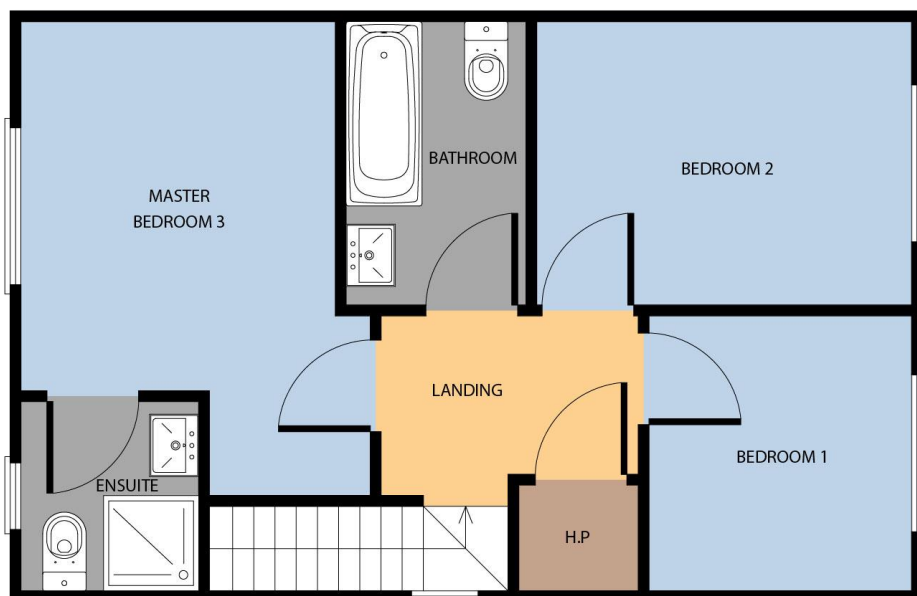


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Directions Y21 C1P0

FIRST FLOOR



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