

For Sale

Asking Price: €325,000

**Sherry
FitzGerald**
O'Leary Kinsella



20 Sliabh Amharc,
Enniscorthy,
Co. Wexford. Y21Y6D7



sherryfitz.ie



'20 Sliabh Amharc', is an elegant, stylish & modern four bed roomed (main ensuite) (approx. 127 sq. mts) semi detached home, superbly located in a small exclusive cul-de-sac area within this fine development, commending lovely views & all within walking distance of Enniscorthy town with an array of shops, restaurants, cafes, excellent amenities, schools, and public transport to hand.

This cleverly designed home is in excellent condition & with meticulous standards on display. The new owners will be delighted with the light & space this home offers. It comprises an entrance hallway, kitchen/dining with a quality fitted kitchen, utility room dining area, sunroom & sitting room. The first floor consists of four bedrooms, one of which has an en-suite & a family bathroom. The attic is floored and offers additional storage. The home captures a wonderful sense of space & light both inside & out, the gardens are private with patio area & boasting a detached block shed.

There is an excellent balance of well-proportioned & tastefully detailed rooms, in which quality features throughout. is guaranteed to appeal particularly to families seeking a home of quality in a quiet, mature setting in a nice neighbourhood. The location is second-to-none & only minutes' walk to local schools & the town centre.

View and be impressed!



Accommodation

Entrance 2.0m x 5.6m (6'7" x 18'4"): With tiled flooring and carpet to stairs.

Living Room 4.0m x 5.7m (13'1" x 18'8"): Spacious room with wooden flooring, feature fire with stove inset, double doors to

Dining Area 4.6m x 4.5m (15'1" x 14'9"): Nice area with tiling to floor.

Kitchen 2.9m x 2.6m (9'6" x 8'6"): Light filled room with a good array of quality fitted kitchen units. offering great storage, Oven, hob & extractor fan included. Tiling to floor.

Sunroom 2.9m x 2.5m (9'6" x 8'2"): Light filled room with door to rear garden.

Utility 1.5m x 2.0m (4'11" x 6'7"): With built-in presses, plumbed for washing machine and dryer.

W.C. 1.5m x 1.6m (4'11" x 5'3"): Will wc & whb, fully tiled room.

Landing 3.0m x 3.7m (9'10" x 12'2"):

Master Bedroom 3.3m x 4.5m (10'10" x 14'9"): Double room with fitted wall to all wardrobes with vanity unit, door to

En-suite 2.2m x 1.4m (7'3" x 4'7"): Modern & stylish room with shower, wc & whb with vanity unit, lovely classic tiling.

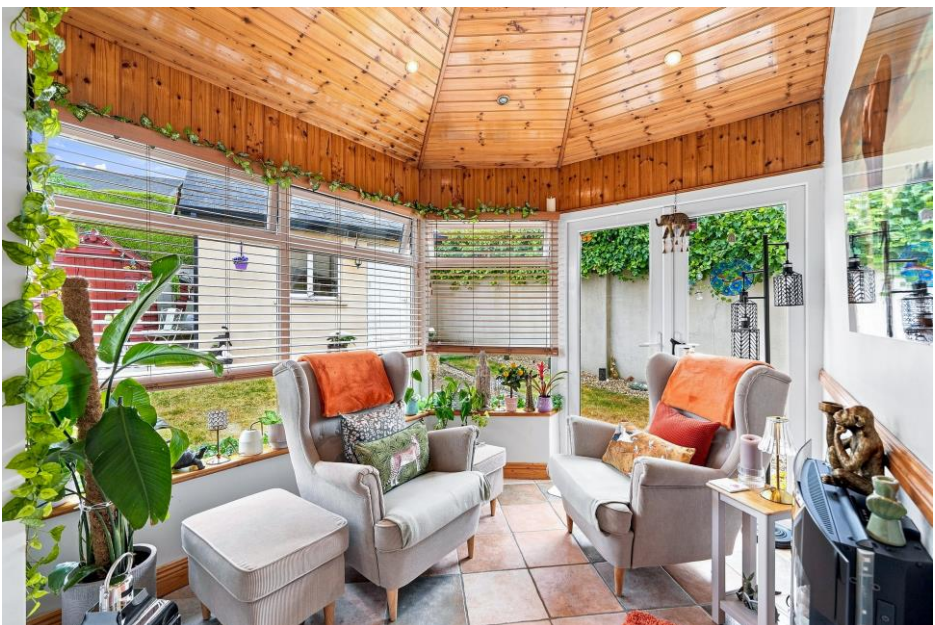
Bedroom 2 3.1m x 3.9m (10'2" x 12'10"): Double room with wooden flooring.

Bedroom 3 2.7m x 2.7m (8'10" x 8'10"): Lovely size room with wooden flooring.

Bedroom 4 2.3m x 2.8m (7'7" x 9'2"): Lovely size room with wooden flooring.

Main Bath 1.7m x 1.8m (5'7" x 5'11"): Beautifully tiled room with bath, wc and whb.

Block garden Shed Ideal for home office or working from home, with electric and water connected.





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



Special Features & Services

- Spacious four bed (main ensuite) family home of approx. 127.2 sq mts.
- Exclusive location at end of cul de sac, within walking distance of Enniscorthy town centre, minutes drive to M11.
- Walk in Condition with a modern & stylish finish.
- Private gardens & excellent parking.
- Detached block garden shed ideal for working from home.
- Floored attic offering additional storage.
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- Services:
- Mains water and sewage, high speed broadband available in the area.
- Included in the sale:
- Curtains, carpets, blinds, oven, hob & extractor fan.

BER B, BER No. 119670735





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