

For Sale

Asking Price: €240,000

**Sherry
FitzGerald**
O'Leary Kinsella



90 Moran Park, Enniscorthy,
Co. Wexford., Y21 D5P9

BER F

sherryfitz.ie



Three-bedroom end of terrace home within walking distance of Enniscorthy town with the huge benefit of planning permission (soon to be granted for a detached property to the side HESE07-24).

The entrance hallway is bright and leads into a generously sized kitchen/dining area with a fitted kitchen and external utility at the rear of the dwelling. The sitting room to the left-hand side. A stairway rises to the first floor which has three bedrooms and a family bathroom.

The front garden is easy to maintain while the rear garden, which has side access is in need of some TLC, has huge potential to provide a private outdoor space.

The location of this property is ideal with many amenities such as schools and supermarkets on its doorstep, as well as quick access to the N11.

Planning permission is soon to be granted for a detached two bed, two story property extending to approximately 80 sq mts offering huge potential for any ftb/investor. Plans available on request.

This 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 very popular area of Enniscorthy.



Accommodation

Entrance Hall 4.13m x 1.78m (13'7" x 5'10")m at widest point: laminate wood flooring

Sitting room 4.25m x 3.50m (13'11" x 11'6") at widest point: laminate wood flooring, feature open fireplace with timber surround

Kitchen/Dining area 3.14m x 5.40m (10'4" x 17'9") at widest point: tile flooring and backsplash, fitted kitchen units, electric oven, electric hob, dishwasher, double doors to rear garden

Utility Room 3.93m x 1.33m (12'11" x 4'4"):

First Floor

Landing 2.73m x 1.90m (8'11" x 6'3") at widest point: carpet flooring

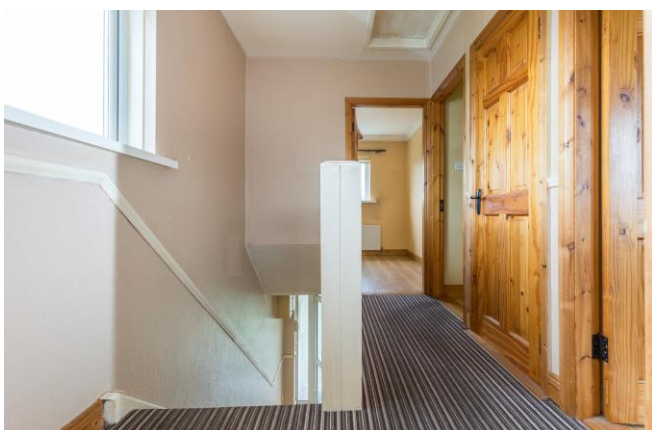
Bedroom 1 2.90m x 2.33m (9'6" x 7'8"): laminate wood flooring

Bedroom 2 3.90m x 3.25m (12'10" x 10'8") at widest point: laminate wood flooring

Master Bedroom 3 3.53m x 3.25m (11'7" x 10'8") at widest point: laminate wood flooring, fitted wardrobes

Bathroom 1.65m x 2.04m (5'5" x 6'8"): linoleum flooring, tile walls, shower, WC, wash hand basin





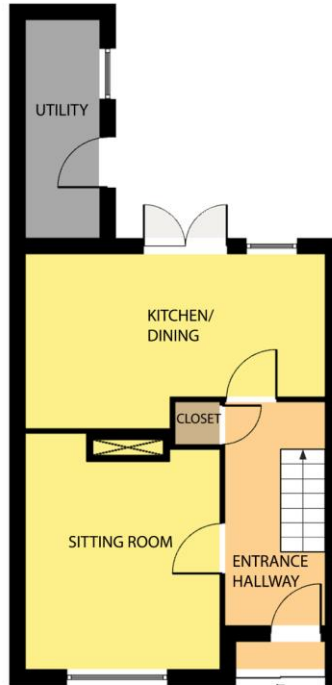
Special Features & Services

- Planning permission soon to be granted for a detached property on the site.
- Excellent location.

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GROUND FLOOR

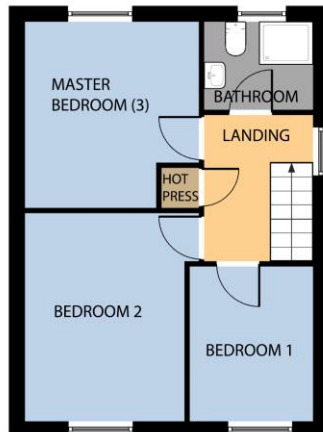


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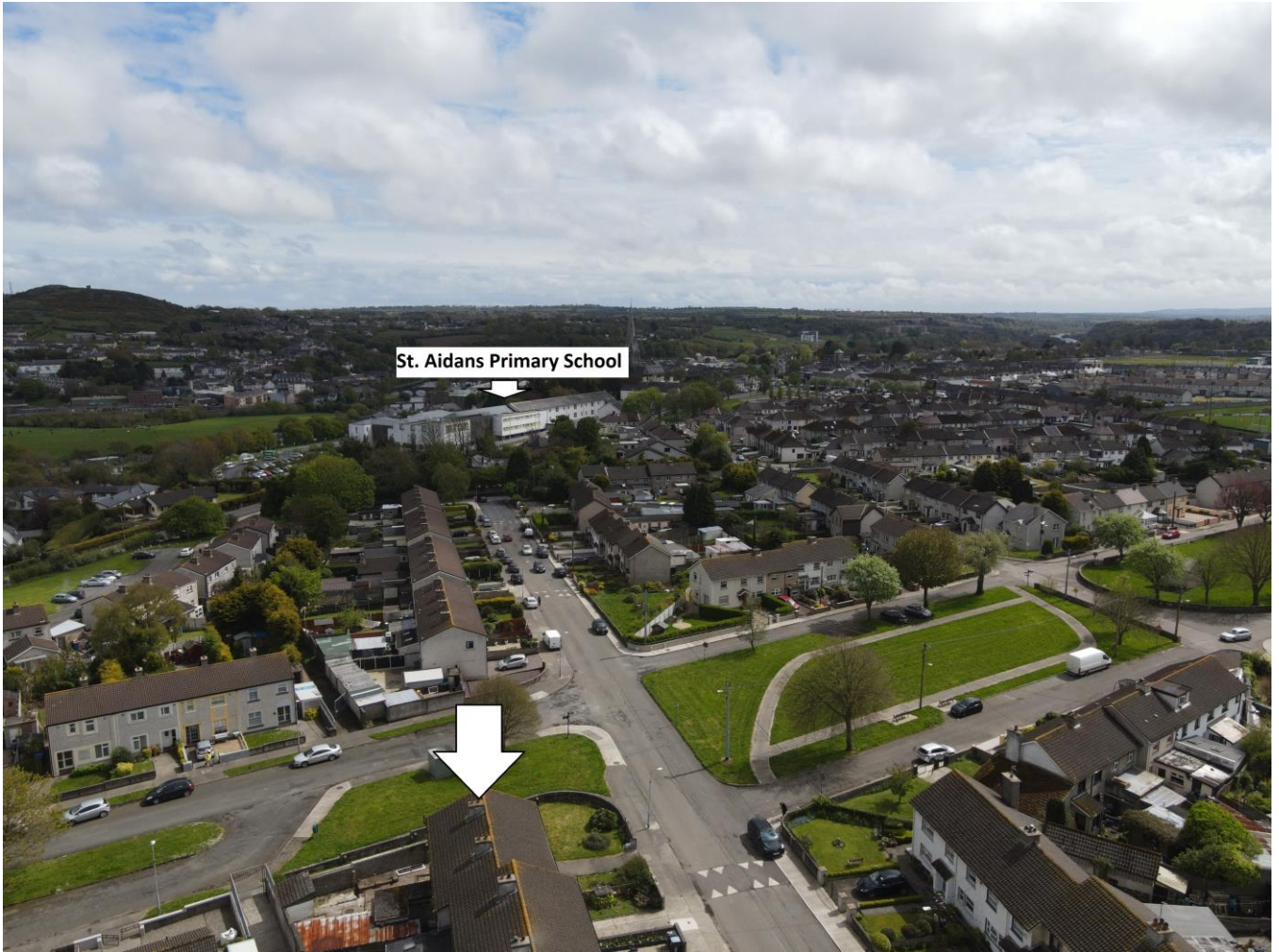
Directions
Y21 D5P9

FIRST FLOOR



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