



17 Spencer's Court, Enniscorthy, Co. Wexford

Y21 D7A4

Guide Price: €170,000



BER B3

DOUGLAS NEWMAN GOOD
DNG

O'CONNOR & O'CONNOR

DESCRIPTION

Presenting No. 17 Spencer's Court, a beautifully maintained two-bedroom residence ideally positioned within this popular and well-established development in Enniscorthy. Built in 2006, this attractive home overlooks a pleasant green area to the front and offers bright, well-proportioned accommodation with a practical layout suited to modern living.



The property is presented in excellent condition throughout and benefits from inviting living accommodation with open fireplace, a light-filled kitchen/dining area with double doors to the rear garden, and two generous bedrooms including a main bedroom with ensuite.



Conveniently located within easy reach of Enniscorthy town centre and its many amenities, No. 17 will appeal to first-time buyers, downsizers and investors alike seeking a turnkey home in a sought-after residential setting.

ACCOMMODATION

Entrance Hall: 4.73m x 0.90m (15'6" x 2'11").

Step into a bright and welcoming entrance hallway featuring a stylish tiled floor for durability and easy maintenance. Carpeted stairs add warmth and comfort, while a door leads through to the main living room, creating a practical and well-defined layout.



Living Room: 4.98m x 3.33m (16'4" x 10'11").

A bright and comfortable living space with a window overlooking the front, allowing for plenty of natural light. The room features an open fire with a black marble hearth and timber surround, creating a warm and inviting focal point. Finished with laminate flooring for a modern touch, a door leads seamlessly through to the kitchen, enhancing the flow of the home.



Kitchen/Dining Room: 3.73m x 4.33m (12'3" x 14'2").

A bright and functional kitchen and dining space featuring a tiled floor for practicality and easy upkeep. The kitchen is fitted with cream shaker-style units complemented by laminate countertops, offering ample storage and workspace. An electric hob and oven are neatly integrated, while double doors open out to the garden, allowing natural light to flood the room and creating an ideal indoor-outdoor flow for everyday living and entertaining.



WC: 1.64m x 0.90m (5'5" x 2'11").

Conveniently located on the ground floor, this guest WC features a tiled floor for easy maintenance and is fitted with a WC and wash hand basin, providing practical facilities for visitors and everyday use.

Landing: 2.14m x 2.13m (7' x 7').

The landing area is finished with a carpeted floor, adding warmth and comfort, and provides access to the bedroom and bathroom accommodation.

Bedroom 1: 3.55m x 4.33m (11'8" x 14'2").

A bright and spacious double bedroom featuring laminate flooring and two windows to the front of the property, overlooking a pleasant green area and allowing for excellent natural light. The room benefits from built-in wardrobes providing ample storage, and a door leads through to the ensuite for added convenience.



En-suite: 1.32m x 2.10m (4'4" x 6'11").

Well-appointed and practical, the ensuite features a tiled floor and is fitted with an electric shower, WC and wash hand basin, providing convenient and comfortable facilities off the main bedroom.



Bathroom: 1.89m x 2.10m (6'2" x 6'11").

The main bathroom features a tiled floor and partially tiled walls for a clean and practical finish. It is fitted with a bath, wash hand basin and WC. A skylight in the roof allows for excellent natural light, creating a bright and airy space.

Bedroom 2: 2.92m x 4.33m (9'7" x 14'2").

Located to the rear of the property, this bedroom offers a quiet and private setting and is finished with laminate flooring for a modern and low-maintenance touch. Ideal as a comfortable guest room, child's bedroom or home office.



BER DETAILS

BER: B3

BER No: 106614159

Energy Performance Indicator: 145.46 kWh/m²/yr

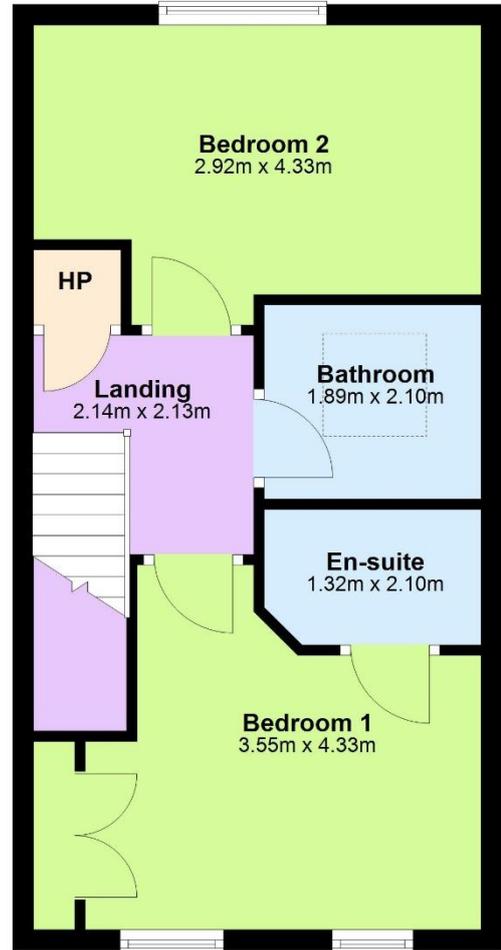
GUIDE PRICE

Guide Price: €170,000

Ground Floor



First Floor



Total area: approx. 76.3 sq. metres

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor.

For further information please contact:

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