

For Sale

Asking Price: €325,000

**Sherry
FitzGerald**
O'Leary Kinsella



4 Al Uisce, Milehouse,
Enniscorthy, Co. Wexford,
Y21 R6P1

BER C1

sherryfitz.ie



This immaculate detached house in the charming town of Enniscorthy offers a spacious living experience, with a total area of approx. 149 sq m.

The property boasts four bedrooms and two reception rooms, providing ample space for a growing family or those who enjoy entertaining guests. There is a wonderful sense of space and light throughout with an excellent balance of well-proportioned and tastefully detailed rooms.

One of the key highlights of this property is the well-maintained garden, perfect for enjoying the outdoors and soaking up the sun. The garden is south west facing, providing plenty of natural light throughout the day.

With its prime location in Enniscorthy, this property offers a peaceful retreat while still being close to local amenities, schools, and transport links. Don't miss out on the opportunity to make this beautiful house your new home.

Contact us today to arrange a viewing and experience the charm of this property for yourself.



Accommodation

Entrance Hall 4.72m x 2.04m (15'6" x 6'8") at widest point:
tile flooring

Sitting Room 5.36m x 4.04m (17'7" x 13'3") at widest point:
laminated wood flooring, feature open fireplace, feature bay window

Living Room 4.14m x 3.33m (13'7" x 10'11"):
laminated wood flooring, feature fireplace with solid fuel stove,
archway to Kitchen/Dining

Kitchen/Dining 7.93m x 4.15m (26' x 13'7") at widest point:
tile flooring and backsplash, fitted kitchen units with breakfast
bar, electric oven with gas hob, integrated fridge freezer,
integrated dishwasher

Utility Room 2.45m x 2.63m (8' x 8'8"):
tile flooring, fitted storage units, plumbed for washing
machine and dryer

Playroom 4.43m x 2.63m (14'6" x 8'8"):
laminated wood flooring, door to front garden

Guest W.C 1.59m x 0.85m (5'3" x 2'9"):
tile flooring, WC, wash hand basin

First Floor

Landing 3.62m x 3.20m (11'11" x 10'6") at widest point:
carpet flooring

Bedroom 1 2.23m x 2.57m (7'4" x 8'5"):
laminated wood flooring

Bathroom 1.72m x 2.17m (5'8" x 7'1"):
tile flooring and walls, bath, WC, wash hand basin

Bedroom 2 2.91m x 3.20m (9'7" x 10'6"):
carpet flooring

Bedroom 3 4.31m x 2.87m (14'2" x 9'5"):
carpet flooring

Master Bedroom 4 3.64m x 3.51m (11'11" x 11'6") at widest
point:
carpet flooring, inbuilt slide robes

Ensuite 1.46m x 1.92m (4'9" x 6'4"):
tile flooring and walls, shower, WC, wash hand basin





Special Features & Services

- High level of finish throughout.
- A well-equipped modern kitchen with island and stylish bathroom suite.
- Light filled home oozing comfort, space and in walk-in condition.
- Two reception rooms and office/downstairs bedroom.
- Private landscaped rear garden with tranquil patio area.
- Maintenance free exterior.
- Off street parking
- Cul de sac.

Included in the sale:

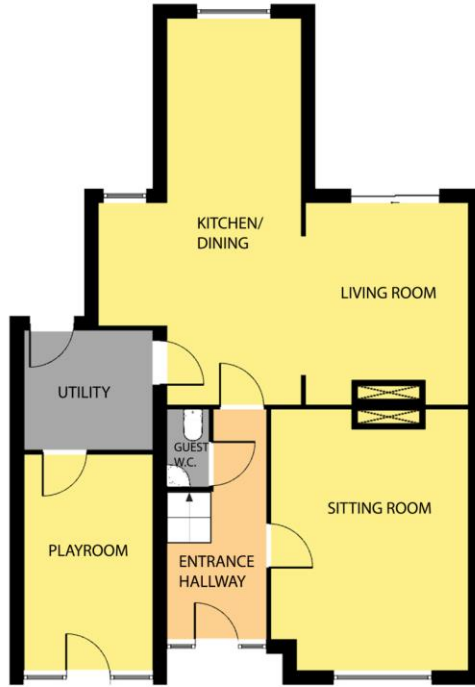
Carpets, curtains, blinds, electric oven with gas hob, integrated fridge freezer, integrated dishwasher and garden shed.

Services

- Mains water, sewerage, oil fired central heating, fibre broadband



GROUND FLOOR

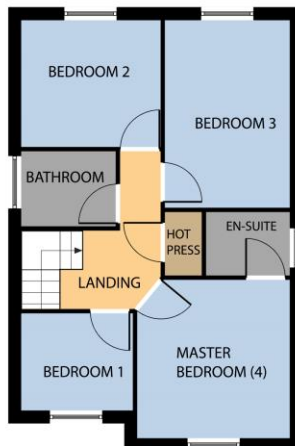


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Directions
Y21 R6P1

FIRST FLOOR



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