

# For Sale

Asking Price: €210,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



183 Shingan,  
Milehouse Road,  
Enniscorthy,  
Co. Wexford. Y21 D8Y2

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183 Shingan is a modern three bed semi-detached house (main ensuite) offering a generous 110 square meters approx. of living space. Boasting three double bedrooms, this property is perfect for families or those seeking additional space. The interior is bright and boasts a lovely private landscaped rear garden.

The property features a lovely patio area with leads down to a garden with mature shrubs and trees, ideal for outdoor relaxation or entertaining guests. It offers generous accommodation briefly comprises of entrance hallway, separate kitchen/dining room with fitted kitchen, utility, guest WC and sitting room with light filled window and feature open corner fireplace. Accommodation on the first floor consists of three bedrooms with the master bedroom enjoying its own ensuite and a family bathroom.

183 Shingan is guaranteed to appeal particularly to families seeking a home of quality in a nice neighbourhood or perhaps those seeking an attractive residential investment opportunity in a location second to none.

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## Accommodation

**Entrance Hall** 6.77m x 1.99m (22'3" x 6'6"): With tiled flooring and doors off to

**Lounge** 4.73m x 3.76m (15'6" x 12'4"): Spacious room with open fireplace

**Guest WC** 1.65m x 1.53m (5'5" x 5'): With wc and whb.

**Kitchen/Dining Room** 6.90m x 3.52m (22'8" x 11'7"): Light filled room with fitted kitchen units, door to

**Utility Room** 2.0m x 1.19m (6'7" x 3'11"): With good storage and counter and plumbed for washing machine.

### First Floor

**Master Bedroom** 4.83m x 3.00m (15'10" x 9'10"): Large double room with 2 windows & wall to wall wardrobes, door to

**Ensuite** 3.00m x 1.15m (9'10" x 3'9"): With electric shower, wc and whb.

**Bedroom 2** 3.72m x 2.96m (12'2" x 9'9"): Double room with wardrobes.

**Bedroom 3** 3.77m x 3.04m (12'4" x 10'): Double room.

**Bathroom** 2.04m x 1.69m (6'8" x 5'7"): With bath, wc and whb.





### Special Features & Services

- Spacious accommodation of approx. 110 sq mts
- Superb location within walking distance of Enniscorthy town center.
- Large private rear garden.
- Ready for immediate occupation.
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- Mains water and sewage.
- oil fired central heating.



**BER** BER Exempt







**NEGOTIATOR**

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**SOLICITOR**

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PSRA Registration No. 001510