

# For Sale

Asking Price: €140,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



43 Ross Road, Enniscorthy,  
Co. Wexford, Y21 A5N9

**BER** F

[sherryfitz.ie](http://sherryfitz.ie)



No 43 Ross Road is a two bedroom mid terraced residence situated in a convenient central town location within walking distance of all amenities.

The property is in reasonable condition throughout with accommodation extending to 828 sq ft approx. comprising entrance hall, kitchen, sitting room, bathroom, two bedrooms and bathroom. There is a small yard to the rear.

Excellent location, set just beside the Enniscorthy Showgrounds within a stone's throw to all amenities in Enniscorthy Town. Would make an ideal starter home or investment property.





### Special Features & Services

- Excellent location within walking distance to all amenities.
- Bedroom on the ground floor.
- House size: 77 sq mts approx.
  
- Services
- All mains services

### Accommodation

**Entrance Hall** 4.63m x 0.90m (15'2" x 2'11"):

**Living Room** 3.50m x 4.25m (11'6" x 13'11"):

**Kitchen** 3.62m x 2.03m (11'11" x 6'8"):

**Bedroom 1** 4.77m x 2.78m (15'8" x 9'1"):

**Bathroom** 2.83m x 2.97m (9'3" x 9'9"): Bath, W.C., W.H.B.

### First Floor

**Bedroom 2** 4.03m x 3.92m (13'3" x 12'10"):



**BER** BER F, BER No. 106064447

### Directions

Y21 A5N9





**NEGOTIATOR**

Declan O'Leary  
Sherry FitzGerald O'Leary  
Kinsella  
11 Slaney Street, Enniscorthy, Co  
Wexford  
T: 053 92 37322  
E: sfol@wexproperty.ie

[sherryfitz.ie](http://sherryfitz.ie)

---

**CONDITIONS TO BE NOTED:** *A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.*

PSRA Registration No. 001510