

For Sale

Asking Price: €359,000

**Sherry
FitzGerald**
O'Leary Kinsella



9 The Crescent, Green Hill,
Clonhaston,
Enniscorthy, Co. Wexford.
Y21 W8C7

BER A2

sherryfitz.ie



'9 The Crescent' Greenhill is an impressive former showhouse standing in a wonderful setting within walking distance of Enniscorthy town centre and easy access to N11.

This generous family home (c.122 sqmts) is possibly situated in the best location within the exclusive development of Greenhill, sitting close to the entrance and facing a green area & good parking close by.

Providing bright and spacious accommodation and meets the needs for any growing family with light filled reception rooms and generous bedroom proportions. The accommodation briefly comprises of a large sitting room, a kitchen / dining room, a family bathroom, four bedrooms, 1 with ensuite. All boasting a modern and stylish finish.

Comes fully furnished and ready for immediate occupation.

The rear lawn and garden are easy to maintain and a cobble driveway at the front of the property provides parking.

The property is further enhanced by its prime location. Convenience is the key, and for access to Enniscorthy and a wide variety of recreational facilities and clubs, schools and eateries there is no better.

Viewing is strongly recommended to appreciate all that this exceptional home has to offer.



Accommodation

Entrance Hall 4.80 (15'9") m x 2.10 (6'11") m at widest point:
With laminate wood flooring and doors off to

Sitting Room 4.80 (15'9") m x 3.15 (10'4") m at widest point:
Light filled family room with laminate wood flooring, double doors to kitchen/dining and boasting lovely views to green area to the front.

Kitchen/Dining 3.40 (11'2") m x 5.15 (16'11") m at widest point: Well, appointed with laminate wood flooring, modern fitted kitchen units, electric oven, electric hob, dishwasher, fridge freezer, sliding doors to rear garden.

Guest W.C. 1.64m x 0.90m (5'5" x 2'11"):
With laminate wood flooring, WC, wash hand basin.

FIRST FLOOR

Landing 5.20 (17'1") m x 2.10 (6'11") m at widest point:
Spacious with carpet flooring and doors off to

Bedroom 1 3.65m x 2.95m (12' x 9'8"):
Lovely double room with carpet flooring & built-in wardrobes.

Bedroom 2 4.55 (14'11") m x 3.15 (10'4") m at widest point:
Double room with laminate wood flooring & built-in storage.

Bathroom 2.30m x 2.10m (7'7" x 6'11"):
A truly modern & stylish family bathroom with feature corner window, great tiling to floor and walls, bath, WC & wash hand basin.

SECOND FLOOR

Landing 1.87 (6'2") m x 2.10 (6'11") m at widest point: Can be used a quiet reading area also, doors off to

Bedroom 3 3.30 (10'10") m x 5.15 (16'11") m at widest point:
Twin room overlooking green area.

Master Bedroom 3.45m x 2.95m (11'4" x 9'8"):
Spacious master bedroom with carpet flooring and boasting a large walk-in wardrobe.

Ensuite 2.23m x 2.10m (7'4" x 6'11"):
With tile flooring and shower, shower, WC, wash hand basin.





Special Features & Services

- Four Bedroom 'A' rated home approx. 1313sqft. Impressive former showhouse. In excellent condition with stylish fittings and fixtures.
- Comes fully furnished and ready for immediate occupation.
- Well located a short drive to N11 and a walk to all amenities of Enniscorthy Town.
- Superbly located at the entrance to the development facing a green area.
- Services
- All main services. water, sewage and high-speed fibre broadband.
- All furniture included.
- Garden shed not included but can be sold separately.

BER To be confirmed, BER No. To be confirmed







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