

For Sale

Asking Price: €320,000

**Sherry
FitzGerald**
O'Leary Kinsella



125 Forgelands,
Old Forge Road,
Enniscorthy, Co. Wexford,
Y21 F9P3

BER A2

[sherryfitz.ie](https://www.sherryfitz.ie)



125 Forgelands is an elegant and modern property within walking distance of Enniscorthy town with an array of shops, restaurants, cafe's, excellent amenities, schools and public transport to hand.

The property which stands at 108.8 sq m(approx.) and offers generous accommodation briefly comprises of entrance hallway, kitchen/dining room with fitted kitchen, sitting room, utility and guest WC on the ground floor.

Accommodation on the first floor consists of three bedrooms with the Master Bedroom enjoying an ensuite and a family bathroom.

The property captures a wonderful sense of space and light throughout. There is an excellent balance of well-proportioned and tastefully detailed rooms which enjoy a high specification and excellent quality features throughout.

125 Forgelands 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 and only minutes walk to the town centre.



Accommodation

Entrance Hall 3.96m x 2.09m (13' x 6'10") at widest point:
laminated wood flooring

Sitting Room 4.26m x 3.99m (14' x 13'1") at widest point:
laminated wood flooring

Kitchen/Dining 4.60m x 3.99m (15'1" x 13'1") at widest point:
Laminated wood flooring fitted kitchen units electric oven
electric hob integrated fridge freezer integrated dishwasher
recessed lighting.

Utility Room 3.03m x 2.09m (9'11" x 6'10") at widest point:
laminated wood flooring in built storage units plumbed for
washing machine and dryer

Guest WC 1.46m x 2.09m (4'9" x 6'10")
tile flooring: WC wash hand basin

FIRST FLOOR

Landing 3.71m x 2.56m (12'2" x 8'5") at widest point:
laminated wood flooring

Ensuite 1.56m x 2.09m (5'1" x 6'10"):
linoleum flooring, tile shower, WC, wash hand basin

Master Bedroom 4.87m x 3.53m (16' x 11'7") at widest point:
laminated wood flooring, in-built wardrobes

Bedroom 1 3.27m x 2.56m (10'9" x 8'5") at widest point:
laminated wood flooring

Bedroom 2 3.99m x 3.53m (13'1" x 11'7") at widest point:
laminated wood flooring

Bathroom 2.09m x 2.69m (6'10" x 8'10"):
linoleum flooring, tile bath and shower, bath, shower, WC,
wash hand basin





Special Features & Services

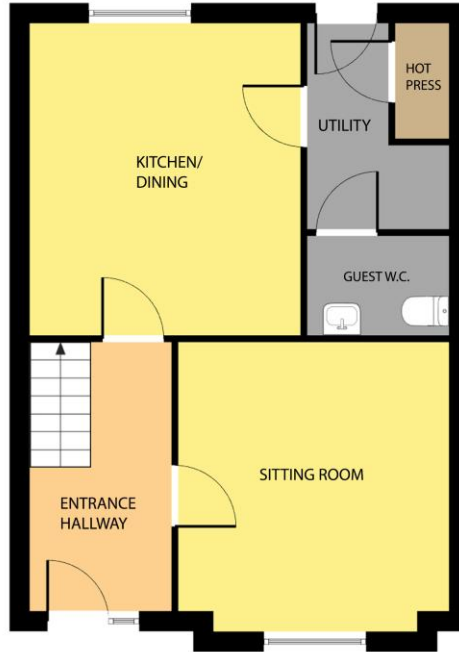
- Excellent condition with modern features.
- Air to water heating with zoned areas.
- Good quality flooring throughout.
- Off street parking to front.

- Services
- All mains services, air to water heating.

BER BER A2, BER No. To be confirmed



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions
Y21 F9P3

FIRST FLOOR



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