

For Sale

Asking Price: €280,000

**Sherry
FitzGerald**
O'Leary Kinsella



2 Beech Park, Bellefield,
Enniscorthy, Co. Wexford.,
Y21 Y2V0

BER D1

sherryfitz.ie



Nestled in a peaceful residential area in Enniscorthy town, this charming semi-detached house offers a perfect blend of comfort and convenience.

Boasting a generous 139 sq m of living space, this property features four well-proportioned bedrooms, ideal for a growing family or those in need of extra space. The homely atmosphere is enhanced by a spacious garden, perfect for relaxing or entertaining guests.

The generous accommodation briefly comprises of entrance hallway, large sitting room, kitchen/dining room and guest WC, utility and garage on the ground floor. A staircase rises to the first floor which comprises of a family bathroom and four bedrooms including the master bedroom which has an ensuite.

With a garage providing additional storage space, this property ticks all the boxes for those seeking a quality home. Enjoy the tranquillity of the quiet surroundings while still being within easy reach of local amenities and transport links. Don't miss out on the opportunity to make this house your new home. Contact us today to arrange a viewing.



Accommodation

Ground Floor

Entrance Hall 4.90m x 1.81m (16'1" x 5'11") at widest point:

Sitting Room 5.07m x 3.17m (16'8" x 10'5") at widest point:
feature open fireplace

Kitchen/Dining Room 4.25m x 5.38m (13'11" x 17'8")m at widest point:
tile flooring and backsplash, fitted kitchen units, electric cooker, door to rear garden

Utility Room 3.10m x 2.70m (10'2" x 8'10"):
tile flooring, plumbed for washing machine and dryer

Guest W.C. 1.60m x 0.84m (5'3" x 2'9"):
WC, wash hand basin

Garage 4.84m x 2.70m (15'11" x 8'10"):



First Floor

Landing 4.35m x 4.05m (14'3" x 13'3") at widest point:
solid wood flooring

Master Bedroom 3.87m x 3.18m (12'8" x 10'5") at widest point:

En-Suite 1.86m x 1.90m (6'1" x 6'3"):
tile flooring and walls, shower, WC, wash hand basin

Bedroom 1 2.97m x 2.67m (9'9" x 8'9"):

Bedroom 2 2.06m x 2.52m (6'9" x 8'3"):

Bedroom 3 3.78m x 2.56m (12'5" x 8'5") at widest point:
solid wood flooring

Bathroom 3.21m x 2.93m (10'6" x 9'7") at widest point:
tile flooring and walls, bath, WC, wash hand basin





Special Features & Services

- Convenient town location.
- Sought after area and estate.
- Off street parking to the front.

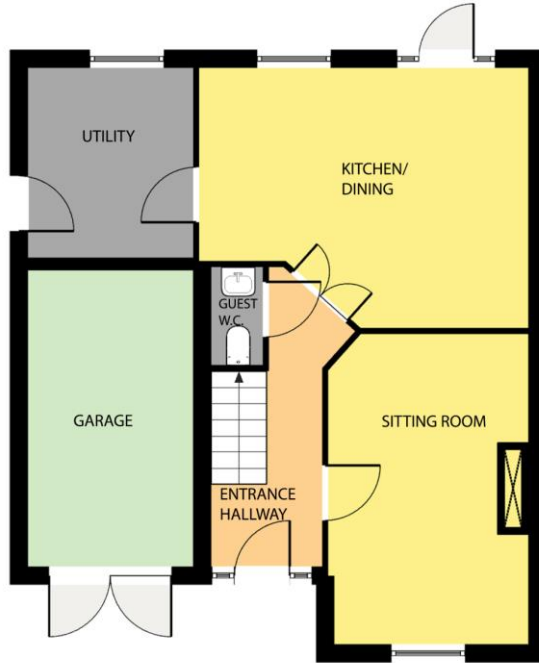
Services

- Mains water, mains sewerage, fibre broadband available in estate.

BER BER D1, BER No. 117217042



GROUND FLOOR



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Directions
Y21 Y2V0

FIRST FLOOR



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