

For Sale

Asking Price: €365,000

**Sherry
FitzGerald**
O'Leary Kinsella



10 Cluain Bui,
Enniscorthy,
Co. Wexford. Y21T9T8

BER C1

sherryfitz.ie



Interested in this property? Sign up for mySherryFitz to arrange your viewing, see current offers or make your own offer. Register now at [SherryFitz.ie](https://www.sherryfitz.ie)

Sherry FitzGerald O'Leary Kinsella is delighted to bring this special home to the market; This fine property is a light filled three bedroomed detached home in superb condition within walking distance of Enniscorthy Town.

This spacious home is well maintained offering accommodation briefly comprising of entrance hallway, kitchen/dining room with utility room off, sitting room with light filled window and feature fireplace, three bedrooms, one of which features an ensuite. The family bathroom completes the accommodation.

The beautifully landscaped private gardens are perfect for those summer barbeques and loads of space for having your own veg plot. Also boasting good parking, a garage to the side which has many uses, i.e. storage or home office.

This property is in an ideal location within walking distance of Enniscorthy town with an array of shops, restaurants, cafés, excellent amenities, schools and public transport to hand.

View and be impressed!



Accommodation

Porch 1.8m x 0.4m (5'11" x 1'4"): With door to

Entrance Hall 2.3m x 4.4m (7'7" x 14'5"): Spacious hallway with doors off to

Living Room 3.8m x 4.9m (12'6" x 16'1"): Lovely light filled room with wooden flooring and feature fireplace with gas fire inset, double doors to

Kitchen 5.3m x 3.7m (17'5" x 12'2"): Large family kitchen with a fine array of fitted units with extra built-in presses for extra storage, cooker, fridge freezer and dishwasher. door to

Utility Room 1.7m x 3.7m (5'7" x 12'2"): With tiled flooring and door to rear garden

Hallway 4.1m x 1.2m (13'5" x 3'11"): Wooden flooring and doors off to

Master Bedroom 4.7m x 3.7m (15'5" x 12'2"): Large double room with wooden flooring with door to

Ensuite 1.3m x 3.1m (4'3" x 10'2"): Comprising shower, wc and whb. lovely tiling.

Bedroom 2 3.7m x 3.6m (12'2" x 11'10"): Double room with wooden flooring.

Bedroom 3 2.8m x 3.6m (9'2" x 11'10"): Double room with wooden flooring.

Bathroom 2.5m x 1.7m (8'2" x 5'7"): Fully tiled room, Suite comprising bath, wc and whb.

Garage/storeroom Offering a great space for home office or storage.





Special Features & Services

- Spacious light filled home with three double bedrooms (main ensuite).
- Ready for immediate occupation.
- Well, located a walk to all amenities of Enniscorthy town.
- Alarmed.
- Excellent condition.
- Garage and garden shed.
- Beautifully landscaped private gardens.
- Built in 2000 and is c. 116.5 sqmts in size.

Services

- Mains water and sewage.
- Included in the sale
- Curtains and blinds, light fittings. Cooker, dishwasher, fridge freezer, and garden shed.



BER C1. BER No. 119292084





TOTAL: 112 m²

1st floor: 112 m²

EXCLUDED AREAS: PORCH: 1 m², WALLS: 7 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



NEGOTIATOR

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

SOLICITOR

John A Sinnott & Co
 Solicitors
 Market Square
 Enniscorthy
 Co. Wexford
 Y21 D897

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