

For Sale

Asking Price: €175,000

**Sherry
FitzGerald**
O'Leary Kinsella



2 Slaney Terrace,
Bohreen Hill,
Enniscorthy,
Co Wexford. Y21K2C8

BER F

sherryfitz.ie



2 Slaney Terrace is a conveniently located two bedroomed mid terrace home in a mature residential area just a stroll to all amenities in Enniscorthy Town.

Gracious accommodation extends to 656 sq. ft approx. comprising entrance hall, sitting room with solid fuel stove, kitchen with fitted units, dining room, shower room on ground floor level. The first floor accommodates two spacious bedrooms.

Externally garden to front with yard to rear of the property. An extremely convenient location just a stroll of Enniscorthy town centre and all amenities such as church, shops, pubs, and leisure facilities.

This beautiful, terraced house offers a fantastic opportunity to put your own stamp on a property in a sought-after location. Spanning 62.9 sq.m., the home features two well-proportioned bedrooms and a spacious layout that provides a great foundation for modern living.

The house features a private south-facing yard, offering a peaceful outdoor space with potential for improvement. While the property would benefit from some updating, it boasts significant potential to become a stylish and comfortable home. Situated in a peaceful area of Enniscorthy, this property is within easy reach of local amenities, making it an ideal choice for first-time buyers or those looking for a project to renovate.



Accommodation

Entrance Hall 2.35m x 0.96m (7'9" x 3'2"):

With linoleum flooring, door off to

Sitting Room 3.30 (10'10") m x 3.42 (11'3") m at widest point: With linoleum flooring, feature fireplace & feature bay window.

Dining Room 2.96 (9'9") m x 4.50 (14'9") m at widest point: With linoleum flooring.

Kitchen 2.66m x 2.31m (8'9" x 7'7"):

linoleum flooring, tile backsplash, fitted kitchen units, electric oven, electric hob, plumbed for washing machine, timber clad ceiling.

Bathroom 2.23m x 2.30m (7'4" x 7'7"):

linoleum flooring, tile shower, WC, wash hand basin

First Floor

Landing 3.01 (9'11") m x 1.49 (4'11") m at widest point: carpet flooring

Master Bedroom 2.31m x 4.58m (7'7" x 15'):

With carpet flooring.

Bedroom 1 3.10m x 2.97m (10'2" x 9'9"):

With carpet flooring.





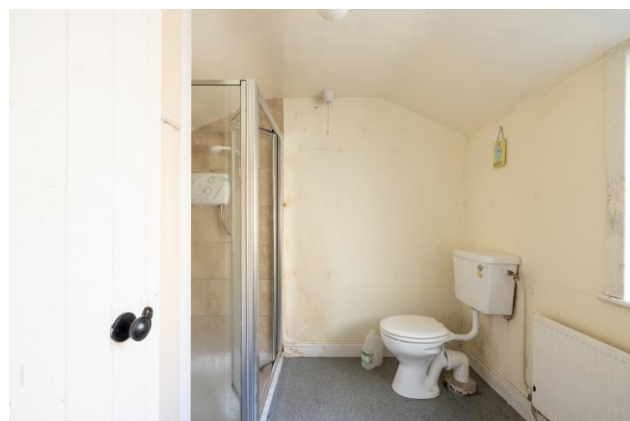
Special Features & Services

- Spacious two bedroomed mid terraced home.
- uPVC double glazed windows.
- Oil fired central heating.
- Yard to rear.
- Excellent location walking distance of Enniscorthy Town

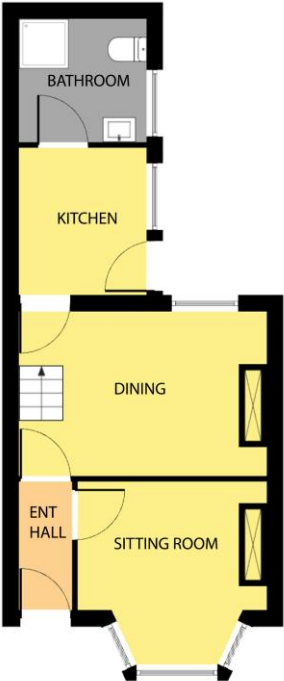
Services

- Mains electricity, water, and sewerage.

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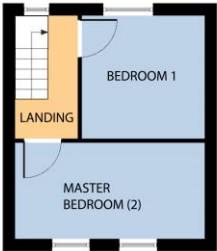
GROUND FLOOR



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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FIRST FLOOR



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