

For Sale

Asking Price: €210,000

**Sherry
FitzGerald**
O'Leary Kinsella



29 Hempfield Close,
Enniscorthy,
Co. Wexford. Y21 A2V6

sherryfitz.ie



Stunning Semi-Detached House with a beautiful rear garden in a wonderful setting within walking distance of Enniscorthy town centre and easy access to N11.

This beautifully presented semi-detached house offers a perfect blend of modern living and traditional charm. Situated in a sought-after location, this property boasts two spacious bedrooms, ideal for a small family or professionals seeking a comfortable living space.

As you step inside, you are greeted by a bright and airy living room, perfect for relaxing or entertaining guests. To the rear is the kitchen/dining room completing the ground floor, with double doors to the beautiful rear garden area.

The bedrooms are generously sized on the first floor, offering plenty of space for rest and relaxation. The property benefits from ample natural light throughout, creating a warm and inviting atmosphere. The front of the dwelling is easy to maintain with access to the rear garden.

With its prime location, this property is within easy reach of local amenities, schools, and transport links, making it an ideal choice for those looking for a convenient and comfortable lifestyle. Don't miss the opportunity to make this charming house your new home. Contact us today to arrange a viewing.



Accommodation

Entrance Hall 2.14m x 2.02m (7' x 6'8") at widest point:
With laminate wood flooring.

Kitchen Dining Room 3.00m x 4.60m (9'10" x 15'1"):
Light filled kitchen / dining room with laminate wood flooring, tile backsplash, fitted kitchen units, electric cooker, washing machine, fridge freezer, sliding door to rear garden.

Living Room 4.16m x 3.60m (13'8" x 11'10") at widest point:
Cozy room with laminate wood flooring, feature open fireplace.

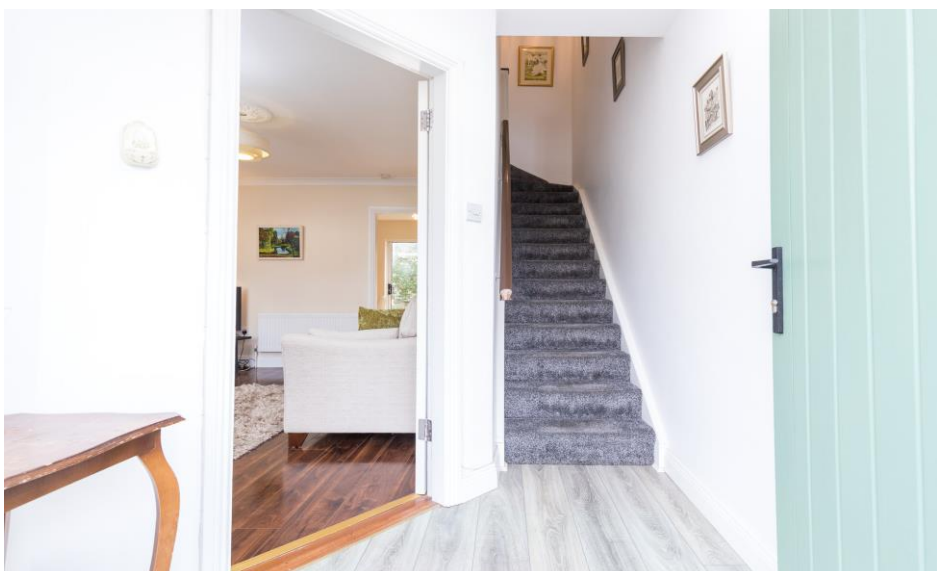
FIRST FLOOR

Landing 2.50m x 1.10m (8'2" x 3'7") at widest point:
Carpet flooring

Master Bedroom 3.46m x 4.60m (11'4" x 15'1") at widest point:
Spacious room with new carpet to floor &, built-in wardrobes.

Bedroom 2 3.70m x 2.71m (12'2" x 8'11") at widest point:
Double room with solid wood flooring.

Bathroom 2.65m x 1.80m (8'8" x 5'11") at widest point:
Modern suite with lovely tiling to floor and walls, shower, WC, wash hand basin.





Special Features & Services

- Excellent sought after location, a wall to all amenities for Enniscorthy town.
- A truly beautifully finished home well located in the small development of Hempfield.
- Modern and stylish home with quality fittings and finish.
- Beautiful sun trap area to the rear.
- Side access and private parking.

Services

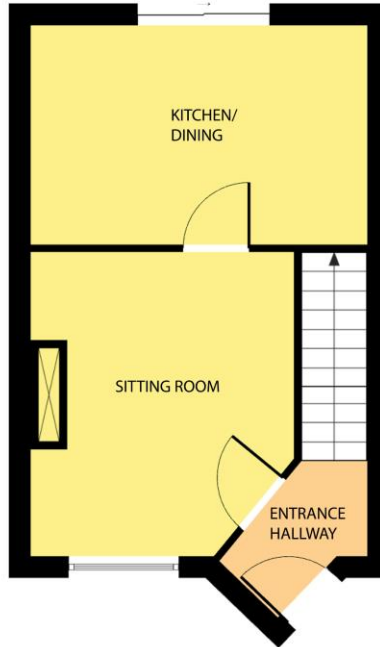
Oil fired central heating, mains water and sewage.

Included in the sale:

Recently purchased cooker & fridge, carpets (main bed is new) curtains and blinds.



GROUND FLOOR

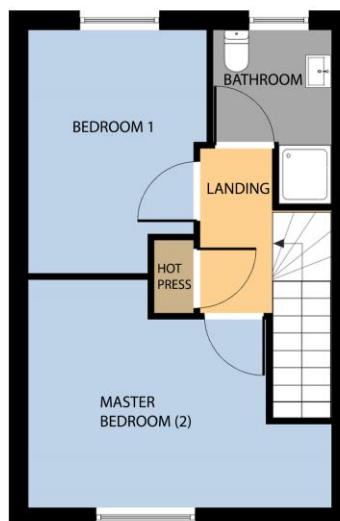


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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.

COPYRIGHT: SHOWCASE IMAGES.IE

Directions
Y21 A2V6

FIRST 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 mis-statement. 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.

COPYRIGHT: SHOWCASE IMAGES.IE



NEGOTIATOR

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

SOLICITOR

Rory Deane, Wexford
2 Clonard Business Park
Whitemill Industrial Estate
Wexford
Y35C520

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