

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
O'Leary Kinsella



5 St. John's Terrace,
Caim, Enniscorthy, Co
Wexford, Y21E9P3

BER D1

sherryfitz.ie



5 St. John's Terrace is tucked away in an idyllic countryside setting and being placed in the quiet village of Caim and only a short 10 minute drive to Enniscorthy.

This character filled bungalow sitting on mature landscaped gardens offers the new resident a quite residence with an emphasis on seclusion and privacy. The South-West facing rear garden is beautifully maintained and offers an abundance of space and is ideally situated to provide a relaxing and sheltered escape. The appeal of this home which provides (75.2 sq. m approx.) of living space with its simplistic layout is in walk-in condition.

The accommodation consists of entrance hallway, kitchen, dining room, sitting room, utility, shower room and three generously proportioned bedrooms.

The front garden has been landscaped with a variety of mature shrubs and trees creating a wonderful sense of privacy.

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.



Accommodation

Entrance Hall 2.81m x 1.53m (9'3" x 5') at widest point:

Sitting Room 4.24m x 3.56m (13'11" x 11'8") at widest point:
feature fireplace

Dining room 2.15m x 3.03m (7'1" x 9'11"):

Kitchen 2.90m x 2.21m (9'6" x 7'3"):
tile backsplash, fitted kitchen units, electric oven, electric hob,
integrated dishwasher.

Utility Room 2.07m x 2.23m (6'9" x 7'4"):
plumbed for a washing machine and dryer

Master Bedroom 3 4.22m x 3.07m (13'10" x 10'1"):
Double Room

Bedroom 2 3.01m x 3.31m (9'11" x 10'10"):
Double room

Bedroom 1 2.22m x 3.06m (7'3" x 10'):

Bathroom 1.56m x 2.01m (5'1" x 6'7"):
tile flooring and walls, shower, WC, wash hand basin





Special Features & Services

- Spacious Accommodation of approximately 809sq f
- Beautiful south-west facing garden
- Walking distance of all amenities.
- Large detached garage with electric and water.

Services

- Private sewerage system, blackstairs water scheme.

BER BER D1, BER No. 105116891



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 E9P3





NEGOTIATOR

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

SOLICITOR

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