

For Sale

Asking Price: €199,000

**Sherry
FitzGerald**
O'Leary Kinsella



28A St. John's Villas,
Enniscorthy, Co. Wexford,
Y21 V2F8

BER C3

sherryfitz.ie



28A John's Villas is a semi-detached house in the centre of Enniscorthy town in a sought after area.

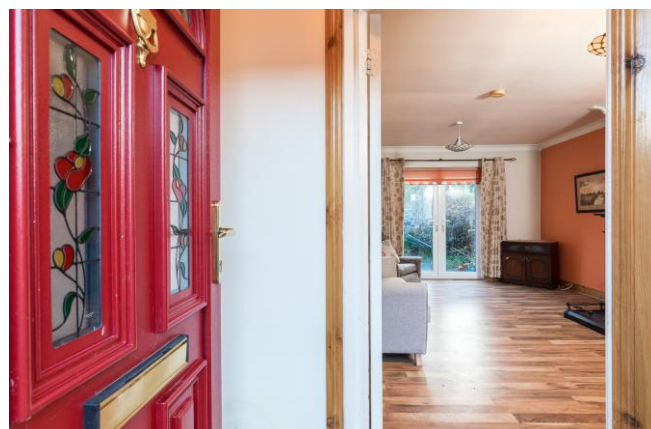
The location is highly convenient and is just a short walk to an array of shops, restaurants, cafe's, excellent amenities, schools and public transport links.

This property is ideal for first-time buyers or small families looking for a cosy home. It stands at 75sq. m approx. and offers generous accommodation, briefly comprises of entrance hallway, sitting room, a kitchen/dining room and a guest WC on the ground floor. A staircase raises to the first floor which comprises of two bedrooms and a family bathroom room.

The property captures a wonderful sense of space and light throughout. The large rear yard has ample space and a garage.

Location and convenience is the key, and for access to Enniscorthy and Wexford, a wide variety of recreational facilities and clubs and exceptional beaches, there is no better. Don't miss the opportunity to make this house your home sweet home. Contact us now to arrange a viewing.

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Accommodation

Entrance Hall 1.13m x 1.20m (3'8" x 3'11"):
laminated wood flooring

Sitting Room 5.96m x 3.70m (19'7" x 12'2") at widest point:
laminated wood flooring, feature fireplace

Kitchen/Dining Room 4.21m x 2.41m (13'10" x 7'11"):
tile flooring and backsplash, fitted kitchen units, electric oven,
electric hob, plumbed for washing machine, integrated fridge
freezer

W.C. 0.75m x 1.50m (2'6" x 4'11"):
linoleum flooring, WC, wash hand basin

First Floor

Landing 2.80m x 3.55m (9'2" x 11'8") at widest point: carpet
flooring

Master Bedroom 4.12m x 3.66m (13'6" x 12') at widest point:
carpet flooring

Bedroom 2 4.08m x 2.52m (13'5" x 8'3"):

Bathroom 1.74m x 2.63m (5'9" x 8'8"):
tile flooring and walls, bath, WC, wash hand basin





Special Features & Services

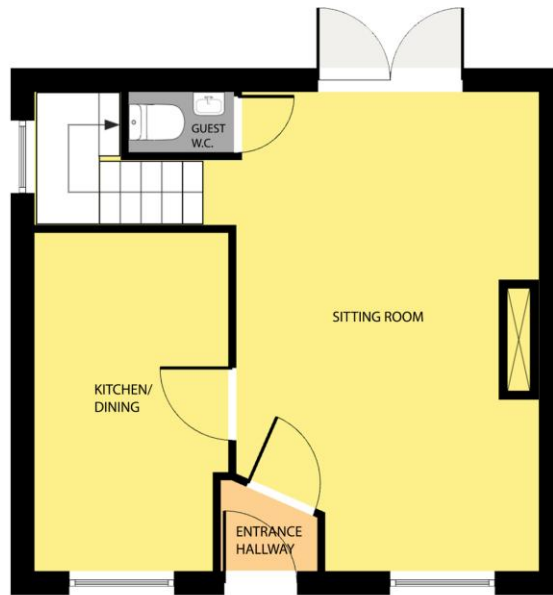
- Sought after location.
- Large side garden.
- Walking distance to all amenities.

- Services
All mains services, oil fired central heating.

BER BER C3, BER No. 110294006



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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Directions
Y21 V2F8

FIRST FLOOR



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