

# For Sale

Asking Price: €220,000

Sherry  
FitzGerald  
O'Leary Kinsella



9 Hillview Terrace, Rectory  
Road, Enniscorthy,  
Co. Wexford. Y21V2V6

BER C3

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



'9 Hillview terrace is an extended 2-bedroom mid terraced home full of charm and character. With pleasure we are delighted to bring this wonderful home to the market. It extends to approx. 67 sq. m and enjoys an enviable position in a well-established residential area.

The property offers a comfortable layout with bright living accommodation, two bedrooms, and a bathroom, making it an ideal choice for first-time buyers, downsizers, or investors.

In excellent condition and has been well maintained and offers a modern and stylish finish and boast a large side entrance with off street parking.

A real highlight of this home is the beautiful private rear garden & patio area,

Conveniently located within walking distance of Enniscorthy town center and local amenities, this property combines privacy with excellent accessibility.

View and be very impressed!



## Accommodation

**Entrance Hall** 1.1m x 1.6m (3'7" x 5'3"): Will tiled flooring.

**Living Room** 4.7m x 5.5m (15'5" x 18'1"): Lovely light filled room with wooden flooring, feature fireplace with stove inset. Door to

**Kitchen/Dining Room** 4.2m x 7.8m (13'9" x 25'7"): Spacious kitchen with dining area, a good array of fitted units at eye and floor level, tiled floor, patio French doors to rear garden with patio area.

### 1st FLOOR

**Landing** 1.6m x 2.1m (5'3" x 6'11"):

**Bathroom** 2.9m x 1.7m (9'6" x 5'7"): Suite with bath with shower over, wc & whb.

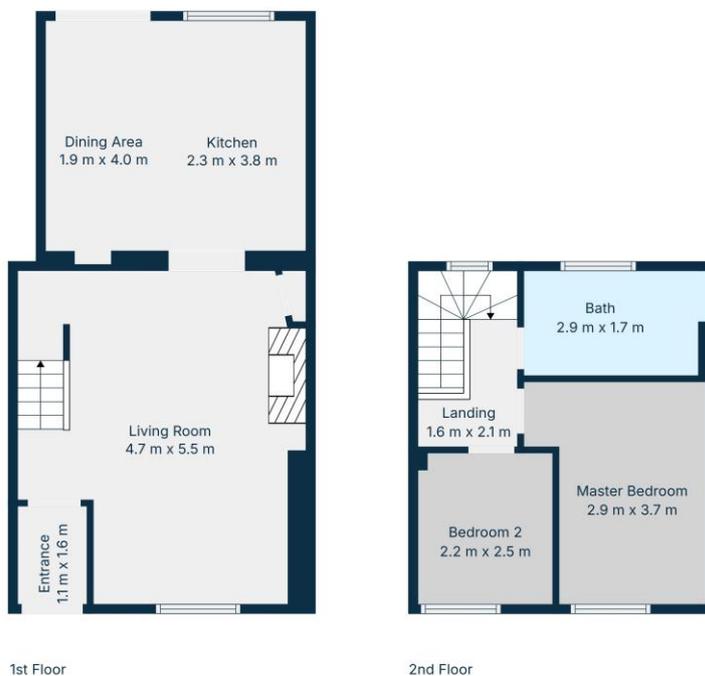
**Master Bedroom** 2.9m x 3.7m (9'6" x 12'2"): Double room with carpet to floor.

**Bedroom 2** 2.2m x 2.5m (7'3" x 8'2"): Single room with carpet to floor.

## Garden

Boasting a lovely patio area which leads to a private garden area.





1st Floor

2nd Floor

**TOTAL: 68 m<sup>2</sup>**  
 1st floor: 42 m<sup>2</sup>, 2nd floor: 26 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 6 m<sup>2</sup>

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

### Special Features & Services

- In beautiful condition and ready for immediate occupation
- Stylish and modern finish.
- Well located a short walk to all amenities.
- Nice rear patio area with garden off.

#### Services

- Mains water and sewage.
- Oil fired central heating.
- Fibre broadband available in the area.

#### Included in the sale.

- Carpets, curtains, blinds, light fittings & all contents as seen on viewing.
- Garden shed.



**BER** C3, BER No. 100131945





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**NEGOTIATOR**

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