

For Sale

Asking Price: €195,000

**Sherry
FitzGerald**
O'Leary Kinsella



29 Vinegar Hill Villas,
Enniscorthy, Co Wexford,
Y21 H0C2

BER E2

sherryfitz.ie



Charming two bedroomed mid-terrace residence perched in an elevated position with views looking out towards Enniscorthy town and the scenic back drop of the Vinegar Hill to the rear where you are free to wander and walk around this historic Enniscorthy landmark.

Conveniently situated within easy walking distance of all amenities Church, Shops, along with both St Senan's primary and Coláiste Bríde secondary school and the new local Gaelscoil.

This property which has been beautifully refurbished by its present owner and presented to the market in excellent condition, with two bedrooms having been converted into a master bedroom en-suite and an extended ground floor to provide a spacious kitchen dining room, for comfortable living, remaining accommodation comprises entrance hall, sitting room with open fireplace, two bedrooms, one with en-suite and shower room, floor area extends to 80 sq. meters (861 sq. ft.)

Externally the property has an easily maintained garden to front and rear with a sunny orientation, oil fired central heating and all mains services.

For further travel Enniscorthy town also enjoys an excellent bus and rail service.



Accommodation

Entrance Hall 1.9m x 4.2m (6'3" x 13'9"):

Living Room 4.1m x 4.7m (13'5" x 15'5"):

Hallway 1.3m x 4.3m (4'3" x 14'1"):

Bathroom 2.6m x 1.8m (8'6" x 5'11"):

Patio 2.8m x 2.3m (9'2" x 7'7"):

Kitchen/Dining 3.1m x 5.7m (10'2" x 18'8"):

FIRST FLOOR

Landing 1.5m x 0.8m (4'11" x 2'7"):

Master Bedroom 4.4m x 3.3m (14'5" x 10'10"):

En-Suite 1.1m x 1.8m (3'7" x 5'11"):

Bedroom 2 4.1m x 3.2m (13'5" x 10'6"):

W.I.C 1.2m x 1.6m (3'11" x 5'3"):





Special Features & Services

- Scenic location.
- Long rear garden fronting on the historic Vinegar Hill.
- En-suite master.

Services.

- Mains water, mains sewerage.

BER BER E2, BER No. 107738890



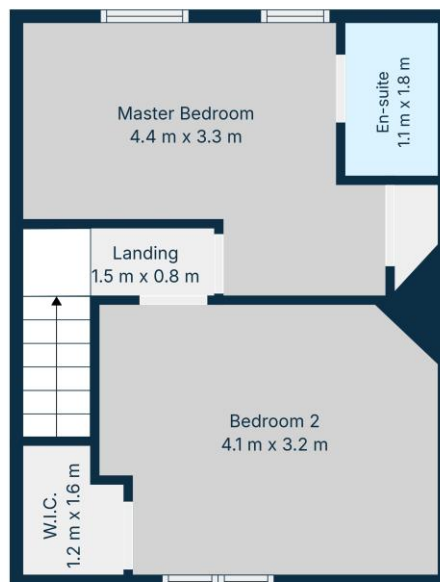


TOTAL: 84 m2

1st floor: 51 m2, 2nd floor: 33 m2

EXCLUDED AREAS: PATIO: 6 m2, WALLS: 9 m2

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



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