

# For Sale

Asking Price: €230,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



25 Westbury Woods,  
Enniscorthy, Co. Wexford,  
Y21 X2D5

**BER** C2

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



This charming semi-detached house offers a spacious 105 square meters approx. of living space, featuring 3 bedrooms ideal for a growing family or professionals looking for extra space.

The property boasts a clean and well-maintained interior, creating a welcoming atmosphere for its occupants. It has recently been repainted internally and externally while new carpets and laminate flooring have been fitted. All contents are also included.

Situated in a convenient location, this property benefits from easy access to local amenities, schools, and transport links, making everyday life more convenient for residents. The residence offers generous accommodation, briefly comprises of entrance hallway, separate kitchen/dining room with fitted kitchen, sitting room with feature open fireplace and Guest WC. Accommodation on the first floor consists of three bedrooms with the Master Bedroom enjoying its own ensuite and family bathroom.

25 Westbury Woods is guaranteed to appeal particularly to families seeking a home of quality in a nice neighbourhood or perhaps those seeking an attractive residential investment opportunity in a location second to none and only minutes' walk to the town centre.



## Accommodation

### Ground Floor

**Entrance Hall** 1.37m x 3.72m (4'6" x 12'2")m at widest point: tile flooring

**Sitting Room** 4.68m x 3.73m (15'4" x 12'3"): laminate wood flooring, feature open fireplace

**Kitchen/Dining Room** 5.18m x 5.25m (17' x 17'3") at widest point: tile flooring and backsplash, fitted kitchen units, electric oven, electric hob, fridge freezer, dishwasher, washing machine, door to rear garden

**WC** 1.60m x 2.37m (5'3" x 7'9") at widest point: tile flooring and walls, WC, wash hand basin

### First Floor

**Master Bedroom** 3.68m x 3.73m (12'1" x 12'3) at widest point: carpet flooring, in-built wardrobes

**En-Suite** 2.54m x 2.10m (8'4" x 6'11") at widest point: tile flooring and walls, shower, WC, wash hand basin

**Bedroom 2** 1.90m x 3.05m (6'3" x 10'): carpet flooring

**Bedroom 3** 3.18m x 3.05m (10'5" x 10'): carpet flooring

**Bathroom** 1.90m x 3.05m (6'3" x 10'): tile flooring and walls, bath, shower, WC, wash hand basin





### Special Features & Services

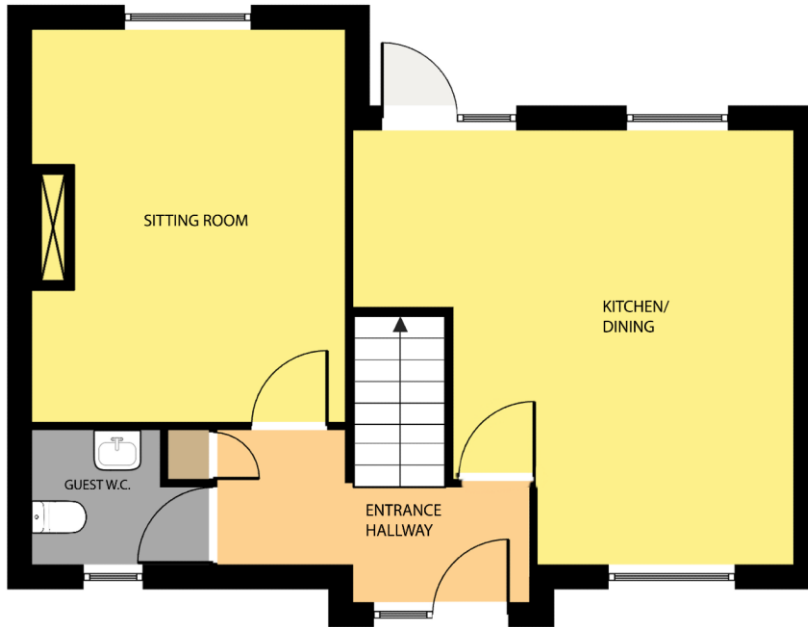
- Spacious accommodation 105 sq. mts approx.
- New carpets and laminate flooring.
- Recently painted internally and externally.
- Upvc double glazed windows.
- Ideal investment property, first time buyer.
- Private rear large garden.
- Walking distance of all amenities.
- In excellent condition.
- Off street parking and close to end of a cul de sac.
- Ready for immediate occupation.
- All items as seen on viewings included in the sale.

#### Services

Mains water & sewerage, electricity, oil fired central heating, fibre broadband available.



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 X2D5

FIRST FLOOR



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