

For Sale

Asking Price: €150,000

**Sherry
FitzGerald**
O'Leary Kinsella



8 Lower Church Street,
Enniscorthy, Co. Wexford.,
Y21E3P1



sherryfitz.ie



Nestled in the heart of Enniscorthy town, this charming two-bedroom mid-terrace home offers an ideal opportunity for first-time buyers, downsizers, or investors alike. Boasting a compact yet well-designed layout of approx. 51 sq. m, the property combines comfort and convenience with a superb location just a short stroll from local shops, cafés, schools, and public transport links.

Inside, the accommodation includes a bright living area, a practical kitchen, a utility, two cosy bedrooms, and a family bathroom. Outside, there is a low-maintenance space to the rear with nice views over Enniscorthy town and Vinegar Hill, perfect for a seating area.

With its excellent town-centre position, this property offers the best of urban living in a thriving community, all within easy reach of the M11 for commuting to Wexford, Gorey, and Dublin.

Whether you're looking for a starter home, a downsizing option, or a buy-to-let investment, 8 Lower Church Street is full of potential.



Accommodation

Ground Floor

Entrance Hall 2.89m x 1.13m (9'6" x 3'8"):
Wood effect flooring

Sitting room 2.37m x 3.13m (7'9" x 10'3"):
Timber effect floor.

Kitchen/Dining Room 2.72m x 2.80m (8'11" x 9'2"):
timber effect flooring, in-built kitchen units, electric oven and hob

Utility Room 2.66m x 1.64m (8'9" x 5'5"):
plumbed for washing machine and dryer

First Floor

Landing 2.76m x 1.50m (9'1" x 4'11") at widest point

Master Bedroom 2.70m x 2.80m (8'10" x 9'2"):
Timber effect flooring

Bedroom 2 2.47m x 2.67m (8'1" x 8'9"):
Timber effect flooring

Bathroom 1.44m x 1.61m (4'9" x 5'3"):
tile shower, shower, WC, wash hand basin





Special Features & Services

- Charming 2-bedroom mid-terrace home extending to approx. 51 sq. m,
- Walking distance to shops, schools, cafés, and transport links, with easy access to the M11.
- Low-maintenance property

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GROUND FLOOR

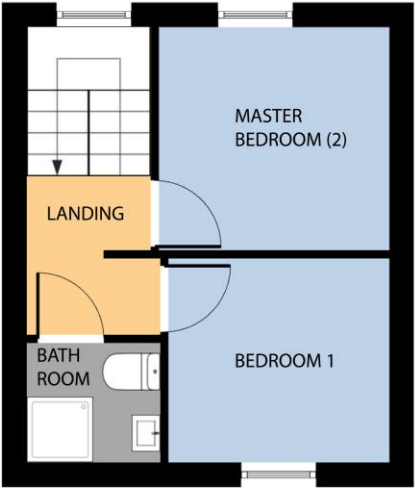


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Directions
Y21 E3P1

FIRST FLOOR



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