For Sale

Asking Price: €240,000

Sherry FitzGerald
O'Leary Kinsella



12 Riverwood, Enniscorthy,
Co. Wexford.
Y21 V6Y0.

sherryfitz.ie



‘12 Riverwood’ is a lovely three bedroomed semi-detached home within walking distance of Enniscorthy town. This property has been well maintained and is in good condition.

The entrance hallway is bright, and its tiled flooring follows through to a generous sized kitchen/ dining room with a fitted kitchen and sliding doors to the private large rear sunny garden. The sitting room to the front is spacious with feature open fireplace. A stairway rises to the first floor which has three good size bedrooms, and a family bathroom.

The easy to maintain front garden has ample parking while the rear lovely rear garden gives you loads of potential and privacy here is key!

The location is ideal, in a small enclave of only 18 homes with a great sense of community. Enniscorthy town itself has many amenities including supermarkets, shops, two hotels and numerous other facilities. Enniscorthy is also just over an hour’s drive from Dublin with the completion of the M11 motorway extension.

Viewing is a must!





Accommodation

Entrance Hall 1.9m × 3.5m (6'3" × 11'6"): With flooring and stairs off

Living Room: 3.6m × 4.2m (11'10" × 13'9"): With fireplace with stove inset and wooden flooring.

Kitchen – Dining: 5.6m × 3.2m (18'4" × 10'6"): With fitted kitchen units, nice tiling to floor and back splash, patio door to garden.

Landing: 2.0m × 2.6m (6'7" × 8'6"): With tiling to floor.

2nd Floor

Master Bedroom: 3.5m × 4.2m (11'6" × 13'9"): Double room with wooden flooring.

Bedroom 2: 3.5m × 3.3m (11'6" × 10'10"): Double room with wooden flooring.

Bedroom 3: 2.5m × 3.1m (8'2" × 10'2"): Single room with wooden flooring.

Bathroom: 2.0m × 1.6m (6'7" × 5'3"): Suite with shower, wc and lovely sink unit, good tiling.













Special Features & Services

- Three-bedroom semi detached approx. 85 sq. mts.
- Small enclave of only 18 Homes.
- Lovely Countryside views to the rear and facing a green area to the front.
- Lovely private rear garden offering endless potential with garden sheds.
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- Walking distance Enniscorthy Town & all amenities
- Services;
- Oil fired central heating.
- Mains water & sewerage.

BER To be confirmed, BER No. To be confirmed











1st Floor



2nd Floor

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

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