



1 Parkton Mews, Parnell Road, Enniscorthy, Co. Wexford

Guide Price: €295,000



O'CONNOR & O'CONNOR

DESCRIPTION

Built c. 2004, this three-bedroom end-of-terrace property has been recently upgraded and refreshed throughout. Presented in a neutral, showhouse-style finish, the home is in excellent turn-key condition.

Recent improvements include new flooring, updated appliances, and full redecoration, creating a bright and modern interior ready for immediate occupation. The accommodation is enhanced by timber laminate flooring across the ground floor and carpeted flooring throughout the first floor, offering a warm and cohesive feel. The home comprises three well-proportioned bedrooms (one en-suite), a family bathroom, and a convenient downstairs WC located off the utility room.

Externally, the property benefits from a side entrance and a rear garden laid in grass, providing excellent outdoor space.

Ideally positioned just inside the entrance to the Parkton development, this home enjoys a prime location within walking distance of Enniscorthy town centre and all local amenities.

ACCOMMODATION

Entrance Hall: 3.87m x 2.05m (12'8" x 6'9").

Bright and welcoming hallway with laminate flooring extending seamlessly from the front door throughout the ground floor, creating a cohesive flow. Carpeted stairs lead to the first floor.

Living Room: 4.72m x 4.10m (15'6" x 13'5").

Bright and inviting space featuring a bay window that allows for excellent natural light. Open fire with a timber surround and black marble hearth, creating a warm focal point. Finished with laminate flooring throughout.

Kitchen: 3.37m x 4.46m (11'1" x 14'8").

Kitchen: Well-appointed kitchen featuring laminate flooring, shaker-style units, and new laminate countertops. Tiled splashback and a window overlooking the rear of the property provide both practicality and natural light. Includes a built-in fridge/freezer.

Utility Room: 1.88m x 1.69m (6'2" x 5'7").

Practical space with laminate flooring and a door providing direct access to the rear garden.

WC: 1.39m x 1.69m (4'7" x 5'7").

Fitted with timber-effect lino flooring for easy maintenance, complete with WC and WHB.





Landing: 2.29m x 2.87m (7'6" x 9'5").

Fully carpeted, with the same flooring continuing from the stairs through the first floor, creating a cohesive and comfortable finish.

Bedroom 1: 5.56m x 3.95m (18'3" x 13').

Bright and spacious double bedroom featuring carpeted flooring, built-in wardrobes, and a bay window overlooking the green area to the front of the property.

En-suite: 2.04m x 2.19m (6'8" x 7'2").

Tiled flooring with partially tiled walls, complete with WC, WHB, and an electric shower.



Bedroom 2: 2.63m x 3.18m (8'8" x 10'5").

Comfortable double bedroom with carpeted flooring, built-in wardrobes, and a window to the rear offering attractive views of Vinegar Hill.

Bedroom 3: 2.63m x 3.09m (8'8" x 10'2").

Well-proportioned bedroom with carpeted flooring and a window to the rear of the property.



Bathroom: 3.44m x 2.19m (11'3" x 7'2").

Fully tiled throughout, complete with WC, WHB, and bath.



BER DETAILS

BER: C3

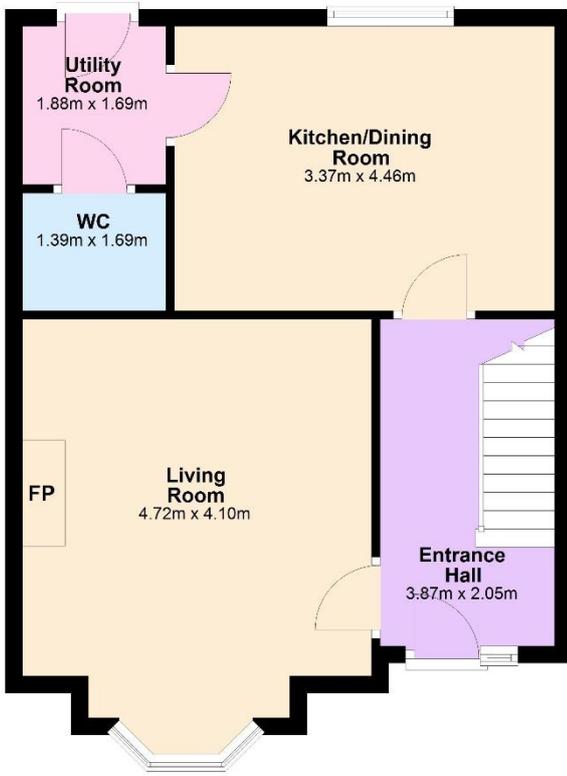
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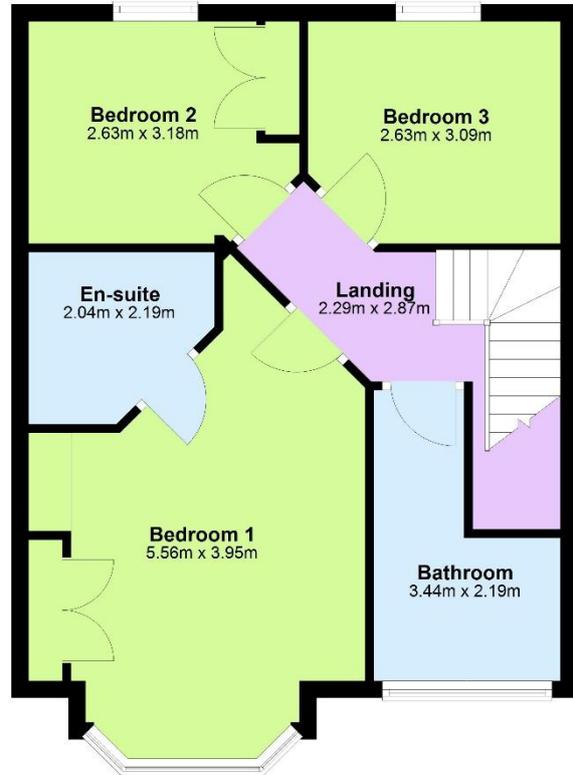
GUIDE PRICE

Guide Price: €295,000

Ground Floor



First Floor



Total area: approx. 98.9 sq. metres

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor.

For further information please contact:

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