

# For Sale

Asking Price: €150,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



32 Spencers Court,  
Enniscorthy, Co. Wexford,  
Y21 AN30

**BER D1**

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



Top floor apartment in a wonderful setting within very close proximity to Enniscorthy town centre.

On entry you are immediately impressed by the well-designed large living spaces throughout. The open plan kitchen, dining & living room makes for a great entertaining space with the glass door opening to the balcony which overlooks a green area.

Along the corridor are two double bedrooms, with the master bedroom enjoying its own ensuite and a family bathroom. There is a great sense of space and light throughout.

Situated within walking distance of the town centre and 5 km from the N11, this wonderful property offers two spacious bedrooms, and the home extends to 774sq.ft approx. of modern living space all within walking distance of schools, shops, sports grounds, restaurants, and pubs.

This modern home will suit the first-time buyer looking for a beautiful residence in a safe community, while it will also suit someone looking for an investment in the extremely popular area of Enniscorthy.

Benefiting from all the local amenities this stunning home will keep multiple family members busy with a range of requests and interests satisfied and entertained.

View and be impressed!





## Accommodation

**Entrance Porch** 1.00m x 1.30m (3'3" x 4'3"):

**Entrance Hallway** 2.77m x 1.40m (9'1" x 4'7"):

**Dining/Sitting Room** 4.41m x 5.41m (14'6" x 17'9"):  
Tile flooring, door to balcony

**Kitchen** 1.70m x 3.74m (5'7" x 12'3"):  
Fitted units

**Master Bedroom** 5.30m x 3.40m (17'5" x 11'2"):

**En-suite** 2.20m x 1.80m (7'3" x 5'11") @ widest point:  
W.C., W.H.B., shower

**Bedroom 2** 4.00m x 2.40m (13'1" x 7'10"):

**Bathroom** 2.20m x 2.30m (7'3" x 7'7"):  
W.C., W.H.B., bath.





#### Special Features & Services

- Two good sized bedrooms.
- Top floor apartment with balcony.
- Sought after location.
  
- **Services**
- Management fee €1720 to include block insurance, refuse collection and maintenance of communal areas. Mains water and sewage.

**BER** D1



### Directions

Y21 AN30



### NEGOTIATOR

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### SOLICITOR

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

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