

For Sale

Asking Price: €395,000

**Sherry
FitzGerald**
O'Leary Kinsella



23 Greenville Court,
Enniscorthy,
Co. Wexford.
Y21 D6F9



sherryfitz.ie



Welcome to '23 Greenville Court' it is a spacious three double bedroomed (c108 sq. mts) detached bungalow in lovely condition throughout. Ideally located in the mature, quiet, and well-established development of Greenville.

This fine home boasts many features including large, detached garage, excellent parking, spacious light filled rooms, private rear garden, spacious family kitchen, the list goes on...

The bungalow features three well-appointed bedrooms, ideal for accommodating guests or creating a home office space. An entrance hall opens to a large sitting room with feature fireplace, a kitchen/dining room & utility. Along the hall, there are three double bedrooms, with the master enjoying an ensuite. A family bathroom completes the accommodation.

The front lawn and rear garden have been beautifully maintained with a mixture of shrubs and trees. There is a concrete driveway providing ample parking to the front and side of the property.

Located in a sought-after neighbourhood, this bungalow offers a peaceful retreat while still being within easy reach of local amenities, schools, and transport links. Don't miss the opportunity to make this charming property your own and enjoy a relaxed lifestyle in this delightful setting.

View and be impressed!



Accommodation

Hallway: 4.4m x 2.0m (14'5" x 6'7"): With carpet to floor.

Entrance: 1.6m x 3.7m (5'3" x 12'2"): With carpet to floor.

Kitchen: 2.7m x 3.9m (8'10" x 12'10"): Spacious family room with a good array of fitted kitchen units.

Dining Area: 4.6m x 3.9m (15'1" x 12'10"): With carpet to floor and door to rear garden and to utility room,

Utility Room: 1.6m x 2.2m (5'3" x 7'3"): Plumbed for washing machine.

Living Room: 4.3m x 4.7m (14'1" x 15'5"): Light filled room with carpet to floor.

Master Bedroom: 3.6m x 4.1m (11'10" x 13'5"): Lovely double room with carpet to floor.

En-suite: 1.6m x 1.7m (5'3" x 5'7"): With shower, wc and whb with good tiling.

Main Bath: 2.2m x 2.5m (7'3" x 8'2"): With bath, wc and whb and good tiling.

Bedroom 2: 3.2m x 2.8m (10'6" x 9'2"): Double room with carpet to floor.

Bedroom 3: 3.3m x 2.7m (10'10" x 8'10"): Double room with carpet to floor.

Detached garage Large detached garage, offering great additional space which may be suitable to many different uses.

Total Floor Area: 108 m²





Special Features & Services

- Spacious Accommodation of approximately 108 sqmts
- Convenient town location.
- 3 double bedrooms (main ensuite)
- Walking distance of all amenities.
- Detached large garage with nice private gardens.
- Excellent parking.
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- Services:
- Oil fired central heating
- Mains water and sewage, fibre broadband
- Included in the sale:
- Carpets, curtains, blinds, light fittings, cooker, fridge freezer.

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

NEGOTIATOR

Ruth Willoughby
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie



SOLICITOR

sherryfitz.ie

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