

For Sale

Asking Price: €175,000

**Sherry
FitzGerald**
O'Leary Kinsella



47 Irish Street, Enniscorthy,
Co. Wexford, Y21 E8C3

BER E1

sherryfitz.ie



Located just a few minutes walk from the heart of Enniscorthy town, this charming terraced house offers a perfect blend of comfort and convenience.

Boasting two well-appointed bedrooms, this property is ideal for a small family or professionals looking for a cosy retreat. The interior is bright and well-maintained, creating a welcoming atmosphere throughout. The entrance is into the cosy sitting room with solid fuel stove. A generous sized kitchen/dining lies towards the rear of the house with bathroom on the first landing. A stairway rises to the first floor which has two bedrooms.

Outside, a private maintenance free rear garden provides a peaceful outdoor space to unwind. With local amenities, schools, and transport links all on your doorstep, this property offers a convenient lifestyle for its residents. Don't miss the opportunity to make this affordable and attractive house your new home. Contact us today to arrange a viewing.

Interested in this property? Sign up for mySherryFitz to arrange your viewing, see current offers or make your own offer. Register now at [SherryFitz.ie](https://www.sherryfitz.ie)



Accommodation

Sitting Room 4.81m x 3.95m (15'9" x 13') at widest point:
laminate wood flooring

Kitchen/Dining Room 4.35m x 3.80m (14'3" x 12'6") at
widest point:
tile flooring and backsplash, fitted kitchen units, electric oven
with gas hob, plumbed for washing machine, fridge freezer,
timber cladding to ceiling

FIRST FLOOR

Landing 2.39m x 1.40m (7'10" x 4'7"):
solid wood flooring

Bathroom 2.40m x 1.61m (7'10" x 5'3"):
tiled flooring and walls, shower, WC, wash hand basin

Bedroom 1 2.39m x 2.40m (7'10" x 7'10"):
solid wood flooring, in-build shelving, timber clad ceiling

Master Bedroom 2.27m x 3.92m (7'5" x 12'10"):
solid wood flooring, timber cladding to ceiling





Special Features & Services

- Excellent condition.
- Good sized living room and kitchen/dining room.
- West facing rear garden.

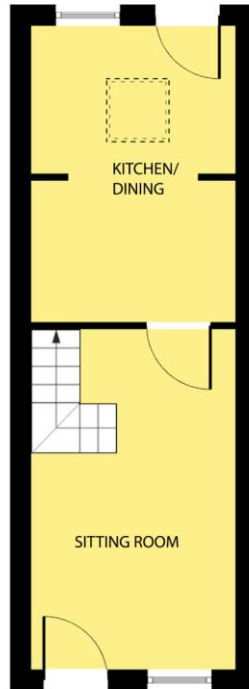
Services

- All mains services, fibre broadband available.

BER BER E1, BER No. 116978172



GROUND FLOOR



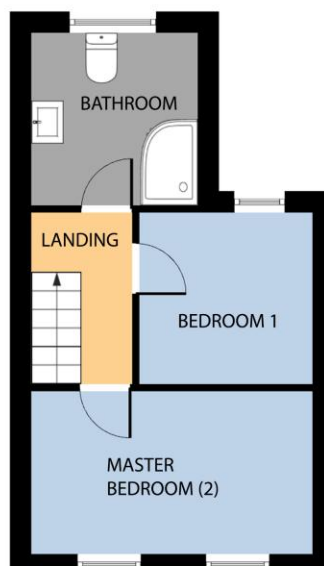
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: SHOWCASE IMAGES.IE

Directions

Y21 E8C3

FIRST FLOOR





NEGOTIATOR

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

SOLICITOR

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001510