

For Sale

Asking Price: €190,000

**Sherry
FitzGerald**
O'Leary Kinsella



15 St. Aidan's Villas,
Enniscorthy, Co. Wexford,
Y21 N1W6

BER D

sherryfitz.ie



Sherry FitzGerald O'Leary Kinsella are delighted to present this three-bedroom mid-terrace residence, ideally positioned overlooking a large green area in the well-established St. Aidan's Villas development. This convenient location is within easy walking distance of Enniscorthy town centre and a host of local amenities, making it an ideal home for first-time buyers, investors or those looking to renovate and add value.

While the property would benefit from modernisation throughout, it offers excellent potential and may qualify for the Vacant Property Refurbishment Grant (subject to eligibility).

The accommodation extends to a welcoming entrance hall leading into a bright front sitting room with a feature bay window overlooking the green. Double doors open into a spacious kitchen/dining room, providing an excellent footprint for modern family living. To the rear is a bathroom, utility area and access to the enclosed low-maintenance rear garden, complete with a storage shed.

Upstairs comprises three well-proportioned bedrooms, offering comfortable accommodation for a growing family.

Externally, the property benefits from off-street parking to the front and an enclosed rear yard requiring minimal upkeep.



The location is second to none, with Enniscorthy town centre approximately a 6-minute walk away, St. Aidan's School just a minute's walk, Pettitt's SuperValu approximately 3 minutes away, together with schools, shops, cafés, sporting facilities and public transport all within easy reach.

This is an excellent opportunity to acquire a property with huge potential in a mature and highly convenient residential setting.

Accommodation

Entrance Hall 1.14m x 1.84m (3'9" x 6')

Sitting Room 5.15m x 4.07m (16'11" x 13'4"): at widest point

Kitchen/Dining Room 5.68m x 3.15m (18'8" x 10'4"): at widest point

Bathroom 4.28m x 1.60m (14'1" x 5'3"): at widest point

First Floor

Landing 0.83m x 2.42m (2'9" x 7'11"): at widest point

Master Bedroom 3.23m x 5.04m (10'7" x 16'6"): at widest point

Bedroom 2 2.27m x 2.42m (7'5" x 7'11"):

Bedroom 3 3.22m x 2.51m (10'7" x 8'3"):





Special Features & Services

- Overlooking a large green area.
- Off-street parking.
- Spacious sitting room with bay window.

BER BER D, BER No. To be confirmed



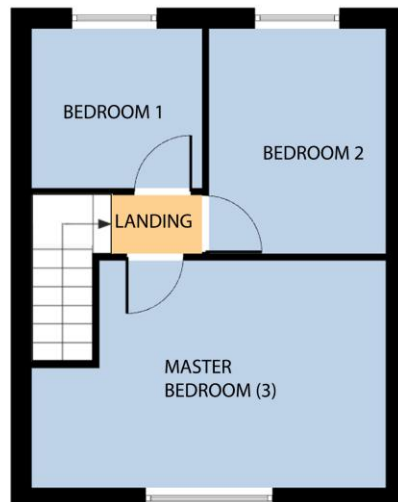
GROUND FLOOR



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FIRST FLOOR



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