

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
O'Leary Kinsella



13 Spencer's Court,
Enniscorthy,
Co. Wexford.
Y21 C1W9

BER C2

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'13 Spencer's Court' is an impressive 3 bed (main ensuite) family home. Spencer's Court is one of the most desirable residential locations in Enniscorthy Town.

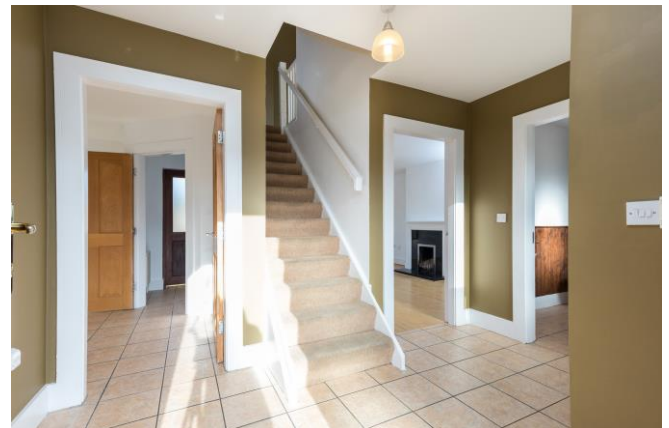
This fine home boasts a wonderful setting and within very close proximity to Enniscorthy town center with schools, shops, sportsgrounds, restaurants and pubs. Situated within walking distance of the town center and 5 km from the N11, this wonderful property offers three spacious bedrooms, and the home extends to 1109 sqft approx. of modern living.

On entry you are immediately impressed by the well-designed living spaces throughout.

The kitchen/dining room to the left of the house has glass sliding doors opening to the outside rear garden, a separate sitting room with feature fireplace is to the right. Upstairs the landing leads to three double bedrooms, with the master bedroom enjoying its own ensuite & a family bathroom. There is a great sense of space and light throughout and is sure to cater the any growing family needs.

This modern family home will suit the first-time buyer looking for a beautiful residence in a safe community, while it will also suit someone looking for a family home in the very 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 Hall 2.15 (7'1") m x 3.40 (11'2") m at widest point: Spacious with tile flooring, stairs off and doors to

Lounge 4.78m x 3.45m (15'8" x 11'4"): Family room with laminate wood flooring & feature open fireplace.

Kitchen/Dining Room 5.18 (17') m x 4.20 (13'9") m at widest point: Light filled room with tile flooring and backsplash, fitted kitchen units, electric oven, electric hob, dishwasher, sliding doors to rear garden

Utility Room 1.80 (5'11") m x 2.01 (6'7") m at widest point: With tile flooring, plumbed for washing machine and dryer.

WC 1.60m x 2.20m (5'3" x 7'3"): With tile flooring, timber paneling to walls, WC, wash hand basin.

First Floor

Landing 2.02 (6'8") m x 3.26 (10'8") m at widest point: With carpet flooring and doors off to

Master Bedroom 3.40m x 3.45m (11'2" x 11'4"): Lovely room with carpet flooring and built-in wardrobes.

Ensuite 1.90m x 2.10m (6'3" x 6'11"): With tile flooring and walls, shower, WC, wash hand basin.

Bedroom 1 2.98 (9'9") m x 3.45 (11'4") m at widest point: With carpet flooring.

Bedroom 2 (3.06 (10') m x 4.15 (13'7") m at widest point: With carpet flooring.

Bathroom 1.90m x 2.10m (6'3" x 6'11"): With tile flooring and walls, shower, WC, wash hand basin.





Special Features & Services

- Light filled three-bedroom home approx. 103 sqm/1109sq. ft. with side entrance.
- Walk in condition with a modern and stylish feel.
- Excellent location a short walk to all amenities.
- Quiet small development in a very sought after residential area.
- Ready for immediate occupation.
- Large private rear garden which is not overlooked.

Services

- Oil fired central heating.
- Mains water and sewage.

Included in the sale.

- Carpets, blinds, Electric oven, electric hob, dishwasher, washing machine & dryer & garden shed.



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.

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Directions

FIRST FLOOR



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