

# For Sale

Asking Price: €200,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



163 Shingan,  
Milehouse Road,  
Enniscorthy, Co. Wexford,  
Y21 YA68

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Located in the heart of the sought-after neighbourhood, this stunning 2-bedroom duplex unit offering a perfect blend of contemporary style and traditional charm. Spanning over 63 square meters, this property boasts a well-designed layout with a spacious kitchen/dining/reception room, perfect for entertaining guests or relaxing after a long day.

As you enter the property, you are greeted by a bright and airy living space that seamlessly flows into the modern kitchen, with ample storage space. The two generously sized bedrooms provide a peaceful retreat, with natural light to flood the rooms.

Residents can take advantage of the convenient location, with easy access to local amenities, transport links, and green spaces. Enniscorthy town is a short walk shops, restaurants, cafe's, excellent amenities, schools and public transport to hand.

Don't miss the opportunity to make this beautifully presented duplex townhouse your new home. Contact us today to arrange a viewing and experience the charm and elegance of this property for yourself.



## Accommodation

**Entrance Hall** 3.19m x 3.63m (10'6" x 11'11") at widest point: tile flooring

**Kitchen/Dining/Living** 5.33m x 3.63m (17'6" x 11'11"): tile flooring and backsplash, fitted kitchen units, electric oven, electric hob, washing machine, fridge freezer

**Guest W.C.** 1.00m x 1.95m (3'3" x 6'5"): tile flooring, WC, wash hand basin

### FIRST FLOOR

**Landing** 2.68m x 0.90m (8'10" x 2'11") at widest point: carpet flooring

**Bedroom 1** 3.52m x 2.63m (11'7" x 8'8"): laminate wood flooring

**Bathroom** 1.53m x 2.63m (5' x 8'8"): tile flooring and bath, bath, WC, wash hand basin

**Master Bedroom** 3.38m x 3.63m (11'1" x 11'11") at widest point: laminate wood flooring





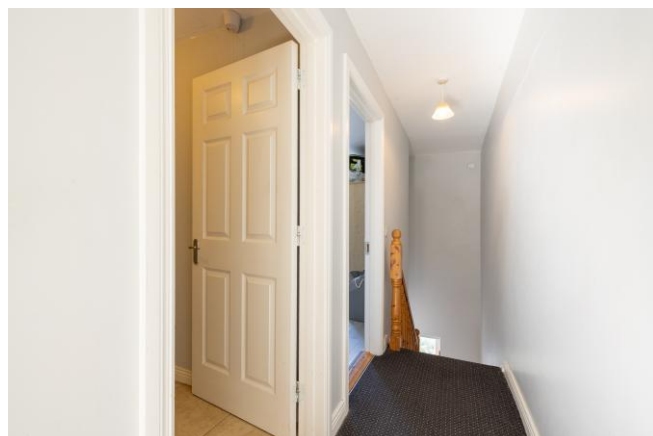


### Special Features & Services

- Spacious accommodation of approx. 678 sq ft
- Superb location within walking distance of Enniscorthy town centre
- Walk in Condition.

### Services

Mains water, mains sewerage, fibre broadband available in estate.  
Management company fee Approx. €600 per annum



# 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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