

For Sale

Asking Price: €330,000

**Sherry
FitzGerald**
O'Leary Kinsella



Summerhill,
Enniscorthy,
Co. Wexford. Y21 V6W0

sherryfitz.ie



Excellently situated detached 4-bed family home, within walking distance of Enniscorthy town centre.

The house is located in a peaceful, mature neighbourhood, offering easy access to local amenities and schools. Spanning 204 Sq. m this sizable property boasts the opportunity to create the perfect family home and has been lovingly maintained by its current owners.

The ground floor comprises a spacious porch/sunroom leading to an inviting entrance hallway. A very generous sized sitting room to the front links to the kitchen/dining area. To the rear is a fine lounge with a patio door leading to the well-maintained, secluded garden. A utility room is also at the rear. Two bedrooms and a guest WC complete the accommodation on the ground floor. A staircase rises to the first floor which hosts the master bedroom, another substantial bedroom and built-in storage together with a large family bathroom.

The property has oil-fired central heating, two fireplaces and a solid-fuel Stanley range. There is potential to extend into the attic to the rear of the house and into the large back garden, subject to PP.

The location of this property is ideal with many amenities such as schools and supermarkets on its doorstep, as well as quick access to the M11. This family home will suit a buyer looking for a residence in a highly sought-after area of Enniscorthy.



Accommodation

Entrance Porch 1.47m x 6.05m (4'10" x 19'10"):

Entrance Hall 4.47m x 4.74m (14'8" x 15'7") at widest point:

Sitting Room 7.88m x 4.47m (25'10" x 14'8") at widest point: carpet flooring, feature open fireplace.

Kitchen/Dining Room 3.28m x 4.76m (10'9" x 15'7"):
tile flooring and backsplash, fitted kitchen units, dishwasher, cooker.

Lounge 4.27m x 3.61m (14' x 11'10"):
carpet flooring, feature open fireplace, door to rear garden.

Utility Room 4.27m x 1.80m (14' x 5'11") at widest point:
tile flooring and walls, plumbed for washing machine and dryer, fitted storage units.

Bedroom 1 3.29m x 2.42m (10'10" x 7'11"):

Bedroom 2 3.31m x 3.64m (10'10" x 11'11"):

Guest WC 1.00m x 1.25m (3'3" x 4'1"):
tile flooring and walls, WC, wash hand basin.

First Floor

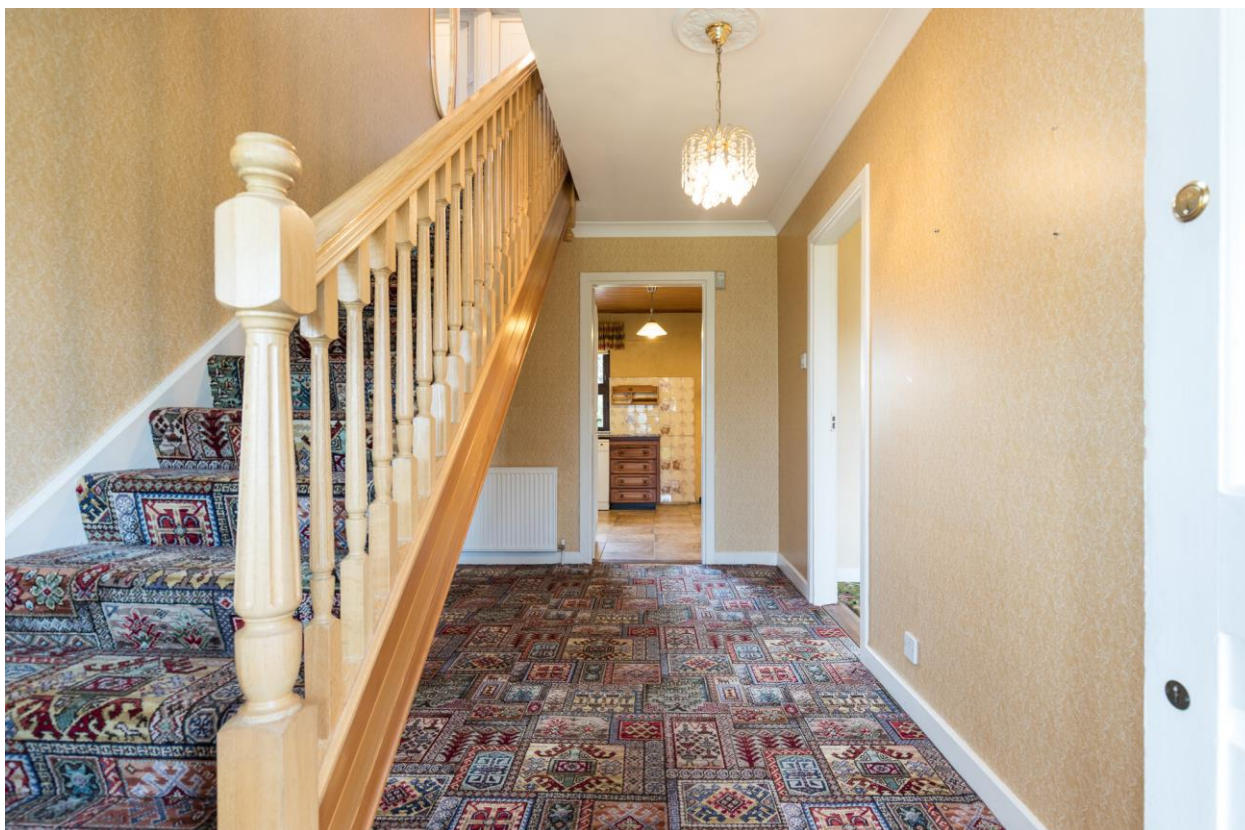
Landing 1.64m x 3.54m (5'5" x 11'7") at widest point:

Master Bedroom 4.97m x 3.65m (16'4" x 12'):
carpet flooring.

Bedroom 3 4.93m x 3.32m (16'2" x 10'11") at widest point:

Bathroom 3.24m x 2.34m (10'8" x 7'8") at widest point:
tile flooring and walls, bath, shower, WC, wash hand basin.





Special Features & Services

Well maintained four-bedroom home 2190 sq ft approx.
 Spacious garage.
 Ideal location in walking distance of Enniscorthy town center.
 Large private rear south facing garden.

Services

Mains water, mains sewerage, fibre broadband available in the area.

Included in the sale: carpets, curtains, blinds, light fittings, cooker, dishwasher.

BER To be confirmed, BER No. To be confirmed



GROUND FLOOR

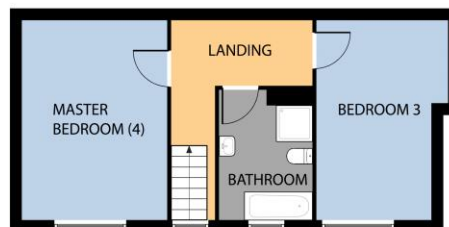


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Directions
Y21 V6W0

FIRST FLOOR



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