

For Sale

Asking Price: €285,000

**Sherry
FitzGerald**
O'Leary Kinsella



Greenville, Enniscorthy, Co.
Wexford, Y21 F6K2

BER D1

sherryfitz.ie



Location! Location! Location!, this 106 sq m approx. detached bungalow offers a perfect blend of comfort and convenience. Boasting three spacious bedrooms and two inviting reception rooms, this property is ideal for families seeking a peaceful retreat while being only 10 minutes walk to Enniscorthy town centre.

An entrance hall opens up to a large sitting room with carpet flooring and feature open fireplace, a kitchen and dining room are to the rear of the dwelling. Along the corridor are three double bedrooms all with in-built storage and a family bathroom.

The front lawn and garden has been well-maintained and a tarmac driveway provides ample parking to the front of the property. The private rear garden is westerly facing, perfect for enjoying the evening sun.

With easy access to local amenities and good transport links, this home offers the best of both worlds - a tranquil setting with all the conveniences nearby.

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Accommodation

Entrance Hall 3.73m x 1.51m (12'3" x 4'11") at widest point:
Carpet flooring

Sitting room 3.60m x 4.82m (11'10" x 15'10"):
carpet flooring, feature open fireplace

Dining Room 3.73m x 3.62m (12'3" x 11'11") at widest point:
carpet flooring

Kitchen 3.71m x 3.66m (12'2" x 12') at widest point:
linolium flooring, tile backsplash, fitted kitchen units

Utility Room 3.17m x 1.91m (10'5" x 6'3"):
linoleum flooring

Master Bedroom 3.51m x 3.62m (11'6" x 11'11") at widest
point:
carpet flooring, in-built wardrobes

Bedroom 1 3.67m x 2.57m (12' x 8'5") at widest point:
carpet flooring, in-built storage, wash hand basin

Bedroom 2 3.01m x 3.62m (9'11" x 11'11") at widest point:
carpet flooring, in-built wardrobes

Bathroom 3.17m x 2.12m (10'5" x 6'11") at widest point:
tile flooring, PVC cladding to bath, bath, WC, wash hand
basin





Special Features & Services

- Spacious Accommodation of approximately 1144 sqft
- Sought after town location
- Walking distance of all amenities

BER D1, BER No. 117744243



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
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