# For Sale

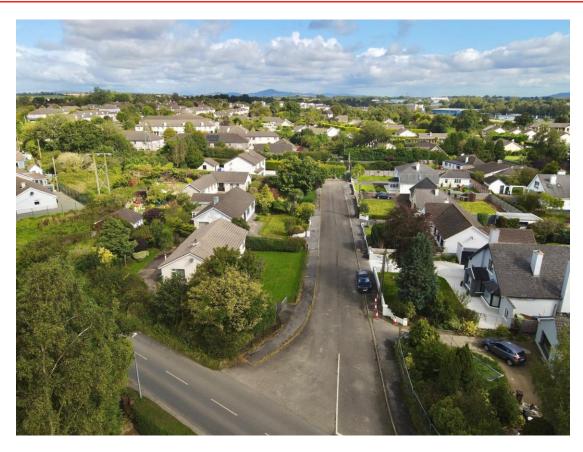
Asking Price: €285,000





Greenville, Enniscorthy, Co. Wexford, Y21 F6K2





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

**Utility Room**  $3.17m \times 1.91m (10'5" \times 6'3")$ : 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  $\times$  2.12m (10'5"  $\times$  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

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#### 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 Y21 F6K2







**NEGOTIATOR** 

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