

# For Sale

Asking Price: €180,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



69 Gimont Avenue,  
Enniscorthy, Co Wexford,  
Y21 P9X5

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69 Gimont Avenue' is a 3 bed family home on the outskirts of Enniscorthy town within walking distance of all amenities.

This generous family home provides bright and spacious accommodation, offering a sitting room and kitchen/dining room on the ground floor, three bedrooms and a bathroom on the first floor. To the front there is off street parking while there is a large, easy to maintain rear yard with large side access.

The property is located at the end of a the estate and is very convenient to Enniscorthy town with a wide variety of recreational facilities and clubs, schools and eateries there is no better.



## Accommodation

**Entrance Hall** 4.81m x 1.79m (15'9" x 5'10"):

**Living Room** 4.23m x 3.49m (13'11" x 11'5"):

**Kitchen/Dining Room** 2.62m x 5.49m (8'7" x 18'):

**Landing** 2.74m x 1.89m (9' x 6'2"):

**Bedroom 1** 3.60m x 3.28m (11'10" x 10'9"):

**Bedrom 2** 3.80m x 3.00m (12'6" x 9'10"):

**Bedroom 3** 2.83m x 3.32m (9'3" x 10'11"):

**Bathroom** 1.70m x 2.08m (5'7" x 6'10"):  
W.C., W.H.B, walk in shower.



## Special Features & Services

- Large side entrance.
- Maintenance free rear yard.
- House size: 83 sq mts approx.

### Services

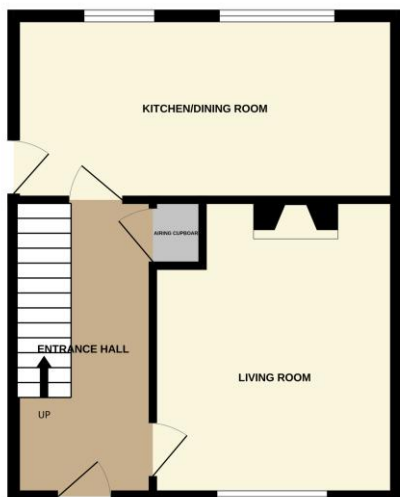
- All mains waters, mains sewerage.



**BER** BER To be confirmed



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions

Y21 P9X5



### NEGOTIATOR

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### SOLICITOR

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