



**192 Shingan, Enniscorthy,
Co Wexford**

Y21V8Y6

Asking Price: €240,000



DESCRIPTION

Welcome to 192 Shingan, a beautifully presented three-bedroom home that perfectly blends modern style with comfortable living. Ideally situated within walking distance of Enniscorthy town, this home offers easy access to a wealth of shops, restaurants, cafés, schools, public transport, and excellent local amenities.

One of the standout features of this exceptional property is its large rear and side gardens—possibly the largest in the entire development. This expansive outdoor space provides fantastic potential for extension or the addition of a home office (subject to planning), making it a truly versatile property.

Spanning 88.2 sq. m (approx.), the home offers a welcoming entrance hallway leading to a bright and spacious kitchen/dining room with fitted units. The comfortable sitting room is filled with natural light and features an open fireplace with a black granite hearth. A convenient guest WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with ensuite, along with a modern family bathroom. This fine home boasts a wonderful sense of space and light, with a high-quality specification and tasteful details throughout. Whether you're a family searching for a quality home in a great neighbourhood or an investor seeking a prime residential opportunity, 192 Shingan is sure to impress.

A superb location, just minutes from Enniscorthy town centre. View today and experience this exceptional home for yourself!

ACCOMMODATION

Entrance Hall 2.00m x 3.20m (6'7" x 10'6"). Step into a bright and spacious entrance hallway, beautifully designed with a neutral décor that enhances the sense of space and light. The elegant cream tiled floor adds a touch of sophistication, while the carpeted stairs provide warmth and comfort. Thoughtfully laid out, the hallway features doors leading to the WC, living room, and kitchen, ensuring a seamless flow throughout the home.

Kitchen Dining Room 4.53m x 2.80m (14'10" x 9'2"). The heart of the home, this grey shaker-style kitchen exudes modern elegance, complemented by timber-effect laminate countertops for a warm and inviting feel. Designed for both style and practicality, it features tiled flooring and comes complete with built-in appliances for effortless convenience. As a dual-aspect space, it enjoys an abundance of natural light, creating a bright and airy atmosphere perfect for cooking, dining, and entertaining.





Living Room 4.53m x 5.10m (14'10" x 16'9"). This large and spacious living room is designed for comfort and style, benefiting from a dual-aspect layout that allows natural light to flood the space. The laminate flooring adds a sleek and modern touch, while the stunning marble fireplace with a black marble hearth serves as an elegant focal point. Sliding patio doors open directly to the extra-large rear garden, seamlessly blending indoor and outdoor living.

W.C. 1.44m x 2.06m (4'9" x 6'9"). Designed with both function and style in mind, the guest WC features a tiled floor and is elegantly decorated in a sophisticated navy blue. Fitted with a WC and wash hand basin (WHB).

Landing 1.75m x 4.27m (5'9" x 14'). The spacious landing is designed to enhance the flow of natural light throughout the home, thanks to a well-placed window that brightens the space.

Master Bedroom 4.53m x 4.12m (14'10" x 13'6"). This large and inviting master bedroom is designed for both comfort and style, featuring a window overlooking the rear, allowing for plenty of natural light. The carpeted floor adds warmth, while a feature wallpapered wall brings a touch of character. Ample storage is provided by the built-in wardrobes.

Ensuite Bathroom 0.68m x 2.41m (2'3" x 7'11"). The ensuite is fully tiled for a sleek and modern finish. It is equipped with a shower, WC, and wash hand basin (WHB), offering both convenience and style in a private, functional space.

Bathroom 1.70m x 2.29m (5'7" x 7'6"). The family bathroom is both functional and stylish, featuring a tiled floor for easy maintenance. It is equipped with a WC, wash hand basin (WHB), and a classic bath.

Bedroom 2 2.73m x 2.82m (8'11" x 9'3"). This charming bedroom features a carpeted floor for added comfort, with a window to the rear of the property that invites natural light. The room is neutrally decorated, offering a versatile space ready to suit any personal style.

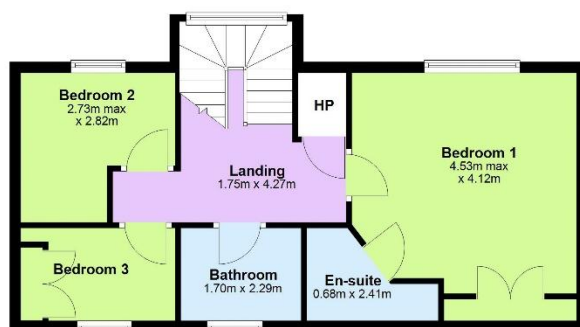
Bedroom 3 2.25m x 2.83 (7'5" x 2.83). This room features a carpeted floor and a window to the front of the property, allowing plenty of natural light. It includes built-in wardrobes and convenient overhead storage, making it a practical and organized space. Currently used as a home office/studio, this room offers flexibility to suit your needs, whether for work, relaxation, or personal hobbies.



Ground Floor



First Floor



Total area: approx. 100.2 sq. metres

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

BER DETAILS

Michelle Conroy

BER: C2

053 93 77147

BER No: 116150137

info@dngoconnorandconnor.ie

Energy Performance Indicator: 156.2 kWh/m²/yr



ASKING PRICE

Asking Price: €240,000



PSL No. 004577

DNG O'Connor and O'Connor for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely the descriptions, dimensions, references to condition nor necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG O'Connor and O'Connor has any authority to make or give representation or warranty whatsoever in relation to this development. DNG O'Connor and O'Connor accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure.