

For Sale

Asking Price: €189,000

**Sherry
FitzGerald**
O'Leary Kinsella



51 Pearse Road,
Enniscorthy,
Co. Wexford Y21Y2E9.

BER C2

sherryfitz.ie

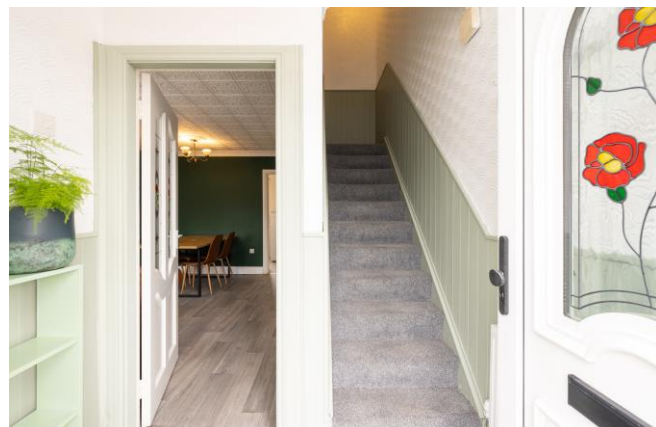


Welcome to '51 Pearse Road' – a truly stylish home which is both light filled and inviting. A fine three-bedroom home ideally located in a mature residential area of Enniscorthy. Extending to approximately 68.1 square metres, this property is presented in good condition throughout, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation comprises a bright and spacious living area, a well-appointed kitchen, three comfortable bedrooms, and a family bathroom. Tastefully decorated and well cared for, the home is ready for immediate occupation with little to no work required.

To the front, the property features a fully paved garden offering off-street parking and a neat, low-maintenance appearance. At the rear, a private, low-maintenance garden provides a perfect outdoor space for relaxing or entertaining without the hassle of upkeep and boasts a block-built garden shed.

The location is exceptionally convenient, situated within walking distance of Enniscorthy town center, local schools, shops, and public transport links. 51 Pearse Road offers both comfort and convenience in an established and sought-after neighbourhood.



Accommodation

Entrance Hall 1.22m x 1.83m (4' x 6'):

With laminate wood flooring.

Living/Dining 5.07 (16'8") m x 3.71 (12'2") m at widest point:

Spacious room with laminate wood flooring, with dining area and built-in storage, door to

Kitchenette 1.93m x 3.73m (6'4" x 12'3"):

With laminate wood flooring, fitted kitchen units and door to

Utility Room 1.31m x 0.83m (4'4" x 2'9"):

With tile flooring and walls, plumbed for washing machine and dryer.

Bathroom 2.09m x 1.88m (6'10" x 6'2"):

Large room with linoleum flooring, tile walls, shower, WC, wash hand basin.

FIRST FLOOR

Landing 0.83 (2'9") m x 2.13 (7') m at widest point:

With carpet flooring, door to

Bedroom 3 2.81m x 2.18m (9'3" x 7'2"):

Single bedroom with carpet flooring, presently used as a dressing room with built-in slide robes.

Bedroom 2 3.75m x 2.37m (12'4" x 7'9"):

With carpet flooring.

Master Bedroom 3.07 (10'1") m x 4.62 (15'2") m at widest point:

Light filled double room with carpet flooring and built-in wardrobe.

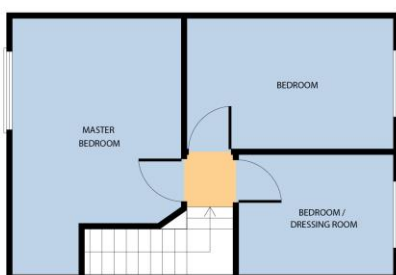
Garden Shed

Block built shed, a great storage room or all your gardening needs. Low maintenance rear garden.





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: SHOWCASE IMAGES IE

Special Features & Services

- Excellent town Centre Location
- Walking distance to clubs, riverbank trails, playground and hotels.
- In lovely condition with a modern and stylish finish.
- Shed to rear
- Large private rear garden.
- **Services**
- Oil fired central heating and back boiler.
- Mains water and sewage.
- **Included in the sale.**
- Curtains, blinds and light fittings.

BER BER C2, BER No. 114565823







NEGOTIATOR

Ruth Willoughby
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

SOLICITOR

Patrick J Neilan LLP
Solicitors
Church St.
Ardnanagh
Roscommon
F42 P661

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001510