

# For Sale

Asking Price: €200,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



16 Cluain Bui, Enniscorthy,  
Co. Wexford,  
Y21 C9C1

**BER D1**

[sherryfitz.ie](http://sherryfitz.ie)





Charming Semi-Detached House in the popular Cluain Bui estate awaits its new owners. This delightful property offers two bedrooms, ideal for a small family or a couple looking to downsize. The house is situated in a convenient location, close to local amenities, schools, and transport links, making daily life a breeze.

As you step into the property, you are greeted by a warm and inviting atmosphere, perfect for creating a cosy home. The living spaces are well-proportioned, with a comfortable lounge that is perfect for relaxing or entertaining guests. The kitchen is modern and functional, offering ample storage and workspace for preparing delicious meals.

Upstairs, you will find two bright and airy bedrooms, both offering a peaceful retreat at the end of a long day. The family bathroom is well-appointed and features a bath with shower overhead, perfect for a relaxing soak or a quick refresh.

Outside, the property boasts an unassuming large rear garden, ideal for enjoying the outdoors during the warmer months.

This property is truly a hidden gem, offering a fantastic opportunity for buyers looking for an affordable home in a sought-after location. Don't miss your chance to make this charming house your own – contact us today to arrange a viewing and start your journey to homeownership.



## Accommodation

**Entrance Hall** 1.77m x 4.41m (5'10" x 14'6"): at widest point, laminate wood flooring

**Sitting room** 4.37m x 4.88m (14'4" x 16'): laminate wood flooring, feature corner fireplace, sliding door to rear garden

**Kitchen/Dining** 3.23m x 3.99m (10'7" x 13'1"): linoleum flooring, tile backsplash, fitted kitchen units, electric oven and hob, plumbed for a washing machine

**Guest W.C.** 2.03m x 0.97m (6'8" x 3'2"): linoleum flooring, WC, wash hand basin

## FIRST FLOOR

**Landing** 2.22m x 5.82m (7'3" x 19'1"): at widest point, solid wood flooring

**Master Bedroom** 4.37m x 3.05m (14'4" x 10'): solid wood flooring

**Bedroom 1** 3.22m x 3.97m (10'7" x 13'): at widest point, solid wood flooring, inbuilt wardrobes

**Bathroom** 2.22m x 1.76m (7'3" x 5'9"): solid wood flooring, tile bath, bath, WC, wash hand basin







### Special Features & Services

- Large rear garden.
- Two good sized double bedrooms

#### Services

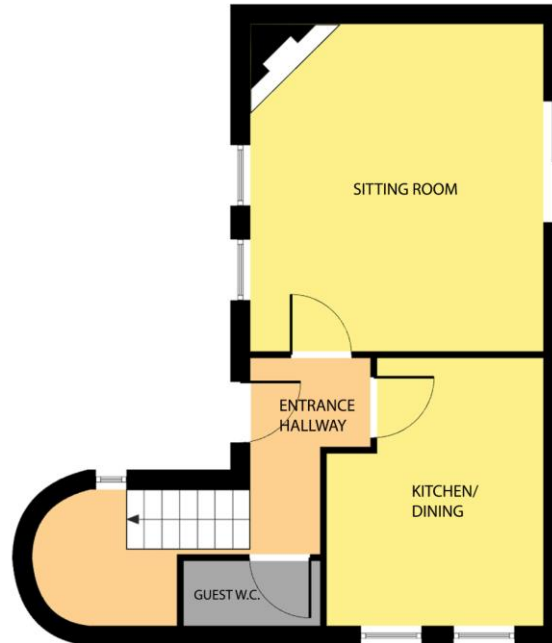
Mains water, mains sewerage, fibre broadband available in area.

House size: 92 sq mts approx., site size 312 sq mts approx..

**BER** BER To be confirmed, BER No. To be confirmed



## 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 C9C1

## FIRST FLOOR



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**NEGOTIATOR**

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