

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
O'Leary Kinsella



15 St. Johns Street,
Enniscorthy, Co. Wexford,

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A spacious and well-presented three-bedroom terraced residence extending to approximately 115 sq.m. (1,238 sq.ft.), ideally situated on St. John's Street, just a short stroll from Enniscorthy town centre and all amenities.

This attractive property comes to the market in very good condition throughout and offers bright, generously proportioned accommodation over two floors. The ground floor comprises a welcoming entrance hall, a comfortable living room with feature fireplace, a separate dining room, a modern fitted kitchen with dining area, and a guest W.C. To the rear is a private enclosed patio area with side access.

Upstairs, there are three well-appointed bedrooms and a spacious family bathroom. In addition, the property benefits from a substantial attic room which provides excellent additional space suitable for a variety of uses including a home office, hobby room or storage.

A notable feature of the property is its side access to the street, providing convenient independent access to the rear patio area. The home also enjoys a highly convenient location within walking distance of schools, shops, restaurants, public transport and all the amenities that Enniscorthy town has to offer.

This property will appeal to a wide range of purchasers including first-time buyers, families, investors and those seeking a central



Accommodation

Entrance 1.07m x 5.19m (3'6" x 17'):

Hall 1.74m x 1.27m (5'9" x 4'2"):

W.c. 1.76m x 1.41m (5'9" x 4'8"):

Storage 2.77m x 1.62m (9'1" x 5'4"):

Kitchen 3.83m x 2.91m (12'7" x 9'7"):

Dining Room 3.35m x 4.02m (11' x 13'2"):

Living Room 3.51m x 5.41m (11'6" x 17'9"):

FIRST FLOOR

Landing 4.54m x 2.70m (14'11" x 8'10"):

Master Bedroom 4.70m x 2.59m (15'5" x 8'6"):

Bedroom 2 3.36m x 3.33m (11' x 10'11"):

Bedroom 3 1.76m x 4.23m (5'9" x 13'11"):

Utility Room 1.97m x 2.71m (6'6" x 8'11"):

Main Bath 3.52m x 2.72m (11'7" x 8'11"):





Special Features & Services

- Large attic room providing valuable additional space.
- Two reception rooms.
- Side access to street
- Walking distance to Enniscorthy town centre and all amenities

Services

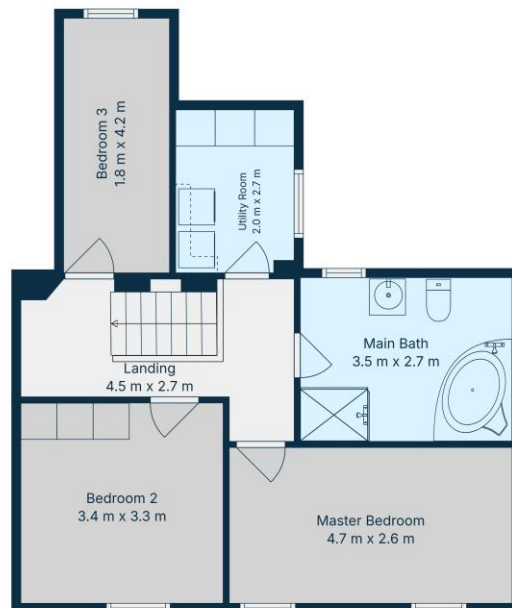
- Mains water, mains sewerage, OFCH.

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





TOTAL: 115 m²
 1st floor: 58 m², 2nd floor: 57 m²
 EXCLUDED AREAS: STORAGE: 4 m², PATIO: 26 m², WALLS: 13 m²
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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