

For Sale

Asking Price: €200,000

**Sherry
FitzGerald**
O'Leary Kinsella



74 Cluain Bui,
Enniscorthy,
Co. Wexford. Y21 W2X2

BER C3

sherryfitz.ie



'74 Cluain Bui' is a 3 bed (main ensuite) modern home within walking distance of Enniscorthy town with an array of shops, restaurants, cafe's, excellent amenities, schools, and public transport to hand.

This cleverly designed home has been well maintained and is in walk-in-condition with new carpets, flooring and fitted kitchen. The property which stands at 101sq m (approx.) and offers generous accommodation briefly comprises of entrance hallway, spacious kitchen/dining room with new fitted kitchen and sitting room with light filled window and feature open fireplace. Accommodation on the first floor consists of three bedrooms with the Master Bedroom en-suite. The en-suite and bathroom benefit from tiled flooring and high-quality sanitary ware.

The property captures a wonderful sense of space and light throughout. There is an excellent balance of well proportioned and tastefully detailed rooms which enjoy excellent quality features throughout. The garden has been well kept and is very private and not over-looked.

74 Cluain Bui guaranteed to appeal particularly to families seeking a home of quality in a nice neighbourhood or perhaps those seeking an attractive residential investment opportunity in a location second to none and only minutes' walk to the town center.



Special Features & Services

- Spacious accommodation 101 sq. mts approx.,
- New carpets and flooring.
- New kitchen units.
- Upvc double glazed windows.
- Ideal investment property, first time buyer
- Private rear garden which is not over-looked.
- Walking distance of all amenities. In excellent condition.
- Ready for immediate occupation.
- All items as seen on viewings included in the sale.
- Services Mains water & sewerage, electricity
- Oil fired central heating.

Accommodation

Entrance Hall 6.38m x 1.03m (20'11" x 3'5"): With new carpet to floor, door off to

Lounge 4.38m x 4.01m (14'4" x 13'2"): With new carpet to floor, open fireplace.

Kitchen Dining Room 5.16m x 3.42m (16'11" x 11'3"): With newly fitted kitchen, flooring, and patio doors to rear garden.

Storage room

First Floor

Landing Spacious with new carpet.

Master Bedroom 5.18m x 3.41m (17' x 11'2"): Double room with new carpet to floor. door to

Ensuite 2.59m x 0.79 (8'6" x 0'79): With some tiling, electric shower, wc and whb.

Bedroom 2 3.40m x 2.98m (11'2" x 9'9"): Double room. New carpet to floor.

Bedroom 3 3.12m x 2.08m (10'3" x 6'10"): New carpet to floor.

Bathroom 1.97m x 1.58m (6'6" x 5'2"): With bath, wc and whb.

BER C3, BER No. 107429086





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