

For Sale

Asking Price: €200,000

**Sherry
FitzGerald**
O'Leary Kinsella



16 Lower Church St,
Enniscorthy, Co. Wexford,
Y21 W240

BER E2

sherryfitz.ie



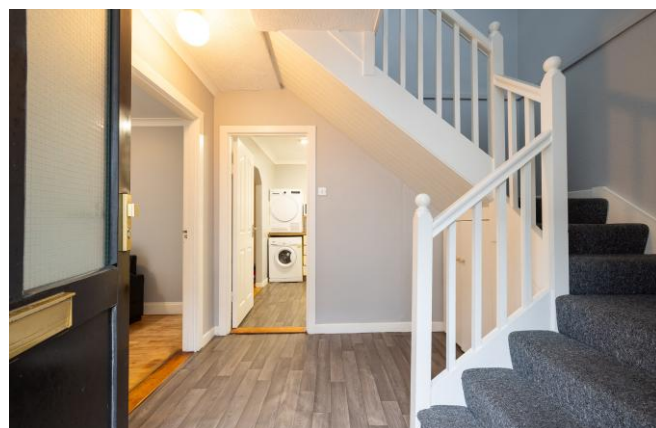
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16 Lower Church Street, is a well maintained three bedroom terraced home in good condition. The property offers a practical layout with a bright living area, a fitted kitchen, and three well proportioned bedrooms. It sits within a short walk of shops, schools, transport links, and the town centre. This is a ready to occupy home in a strong location and will appeal to first time buyers, downsizers, and investors alike.

This charming terraced house is located in a very convenient location just off Enniscorthy's town centre, offering 3 bedrooms and a total of 76 sq m approximately of living space.

The property is well-maintained and boasts a convenient location, making it an ideal choice for families or professionals seeking an affordable yet comfortable home. The interior features a living area, a modern kitchen with dining room off and well-appointed bedrooms, while outside there is a small private area to the rear.

With its prime location, this property presents a fantastic opportunity for those looking for all the towns amenities on your doorstep. Contact us now to arrange a viewing and secure this delightful home for yourself.



Accommodation

Entrance Hall 2.36m x 3.06m (7'9" x 10') at widest point:
linoleum flooring

Sitting Room 2.99m x 3.37m (9'10" x 11'1"):
laminate wood flooring, feature fireplace

Kitchen 2.85m x 2.98m (9'4" x 9'9"):
linolium flooring, tile back splash, fitted kitchen units,
plumbed for washing machine and dryer, fridge freezer,
electric oven and hob

Dining 2.16m x 3.34m (7'1" x 10'11"):
laminate wood flooring

Guest W.C. 2.78m x 2.32 (9'1" x 7'7") at widest point:
tile flooring and walls, shower, WC, wash hand basin

FIRST FLOOR

Landing 1.79m x 1.60m (5'10" x 5'3") at widest point:
carpet flooring

Master Bedroom 2.31m x 3.98m (7'7" x 13'1") at widest
point:
carpet flooring, in-built wardrobes

Bedroom 1 2.90m x 1.92m (9'6" x 6'4"):
carpet flooring, in-built wardrobe

Bedroom 2 2.83m x 2.77m (9'3" x 9'1") at widest point:
carpet flooring

Bathroom 1.93m x 2.28m (6'4" x 7'6"):
linoleum flooring, tile walls, bath, WC, wash hand basin





Special Features & Services

- Excellent location.
- Three good sized bedrooms.
- Low-maintenance property.

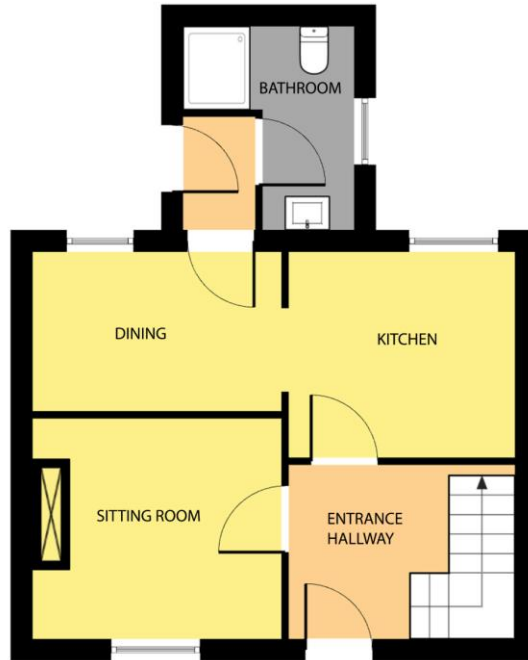
Services

Electric storage heating, mains water, mains sewerage,

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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FIRST FLOOR



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SOLICITOR

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