



9 Westbury Woods, Enniscorthy, Co Wexford

Y21 H5X9

GuidePrice: €190,000



BER C3

DOUGLAS NEWMAN GOOD
DNG
O'CONNOR & O'CONNOR

DESCRIPTION

Welcome to 9 Westbury Woods, Enniscorthy, Co. Wexford, a charming two-bedroom detached residence ideally located within the mature and highly sought-after Westbury Woods development. Built in c.2005, this well-maintained home comes to the market with a BER rating of C3 and offers bright, comfortable living accommodation throughout.

Positioned within walking distance of Enniscorthy Town Centre and all local amenities, the property enjoys the perfect balance of convenience and privacy. A standout feature of the home is the spacious sunroom to the rear, providing an excellent additional living space and a wonderful area to relax or entertain while enjoying views of the garden.

The accommodation briefly comprises entrance hallway, living room, kitchen/dining area, large sunroom, two bedrooms and family bathroom. This property will appeal to a wide range of purchasers including first-time buyers, those looking to downsize, or investors seeking a quality home in a prime residential location.



ACCOMMODATION

Entrance Hall: 1.56m x 4.18m (5'1" x 13'9").

Bright and welcoming entrance hallway featuring a tiled floor and a large stairwell window, allowing an abundance of natural light to flood the space and create an inviting first impression.

Kitchen/Dining Room: 4.12m x 7.27m (13'6" x 23'10").

A bright and spacious open-plan kitchen/dining area featuring a tiled floor, cream fitted kitchen units, and quality quartz worktops. The kitchen is well-equipped with integrated Neff appliances and a central island unit, providing excellent preparation space and a natural focal point for family dining and entertaining.

Living Room/Sunroom: 4.58m x 7.27m (15' x 23'10").

A spacious and versatile sunroom featuring a tiled floor and an abundance of natural light. This impressive addition provides valuable extra living space.

WC: 0.96m x 1.85m (3'2" x 6'1").

Fully tiled guest WC comprising WC and wash hand basin, finished to a high standard and conveniently located on the ground floor.



Bedroom 1: 2.82m x 4.54m (9'3" x 14'11").

Bright and comfortable bedroom featuring timber flooring and a window to the side, allowing for plenty of natural light throughout the day.

Bedroom 2: 2.36m x 3.09m (7'9" x 10'2").

Bright and spacious double bedroom featuring a carpeted floor and dual-aspect windows, creating a light-filled and airy atmosphere while offering pleasant views from two aspects.



Family Bathroom: 3.05m x 2.64m (10' x 8'8").

Fully tiled family bathroom fitted with a bath, electric shower, WC, and wash hand basin. Finished to a high standard, this bright and functional space caters perfectly to the needs of modern family living.



BER DETAILS

BER: C3

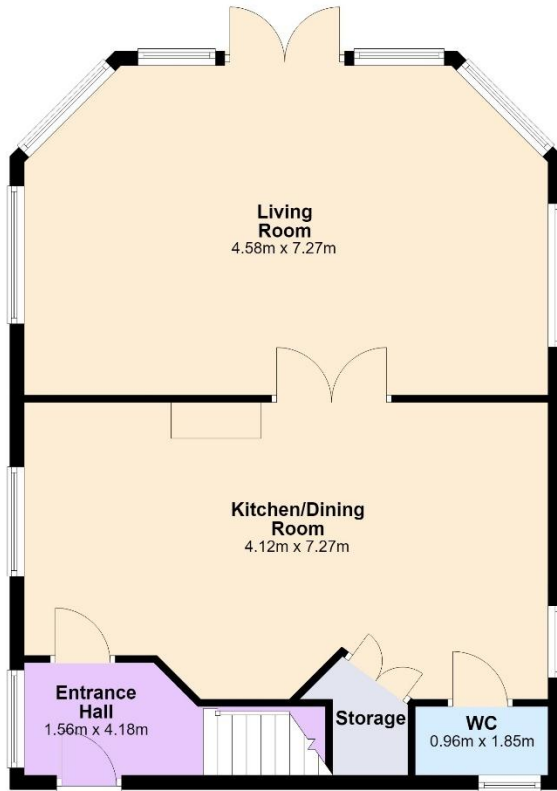
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Energy Performance Indicator: 210.65 kWh/m²/yr
kWh/m²/yr

GUIDE PRICE

Guide Price: €190,000

Ground Floor



First Floor



Total area: approx. 114.5 sq. metres

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

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