

For Sale

Asking Price: €295,000

**Sherry
FitzGerald**
O'Leary Kinsella



Errigal, Summerhill,
Enniscorthy, Co Wexford.,
Y21E2P5

BER D1

sherryfitz.ie



A excellently situated three bedroom home within walking distance of all the essential amenities in Enniscorthy town.

The house, which has an abundance of character, is in need of some modernisation. It is the ideal project for any DIY property enthusiast. The entrance hallway leads to a living room on the left with a sitting room on the right. A generous sized kitchen/dining lies towards the rear of the house with adjoining utility. Along the corridor are three bedrooms, one with ensuite and a large family bathroom.

The easy to maintain front garden has a path to the front door, a large garden to the rear of the dwelling, which has huge potential and is very secluded with trees and high hedging all around. There is also the added benefit of a detached a garage to the side.

The location of this property is ideal with many amenities such as schools and supermarkets on its doorstep as well as quick access to the N11.

This family home will suit the first time buyer looking for a residence in a safe community while it will also suit someone looking for a family home in this very popular area of Enniscorthy.



Accommodation

Entrance Hall 3.92m x 1.50m (12'10" x 4'11") at widest point:

Sitting Room 3.64m x 4.24m (11'11" x 13'11") at widest point: carpet flooring, feature fireplace with tile surround

Kitchen/Dining Room 3.63m x 4.24m (11'11" x 13'11"): laminate wood flooring, fitted kitchen units, dishwasher, fridge, electric cooker, feature fireplace with tile surround

Utility Room 1.82m x 1.21m (6' x 4'):
laminate wood flooring, plumbed for washing machine

Living Room 3.63m x 3.94m (11'11" x 12'11"):
carpet flooring, feature open fireplace with tile surround, in-built storage

Master Bedroom 3.62m x 2.72m (11'11" x 8'11"):
carpet flooring, in-built wardrobes

En-Suite 2.57m x 0.81m (8'5" x 2'8"):
linoleum flooring, shower, WC, wash hand basin

Bedroom 2 2.61m x 3.30m (8'7" x 10'10"):
carpet flooring, built in wardrobes

Bedroom 3 3.63m x 3.94m (11'11" x 12'11"):
carpet flooring

Bathroom 2.61m x 2.44m (8'7" x 8') at widest point:
linoleum flooring, tile bath, bath, WC, wash hand basin





Special Features & Services

- Ideal location in walking distance of Enniscorthy town centre
- Large rear south facing garden.
- House size: 105 sq mts
- Site size: Approx. 0.23 acres.

Services

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



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 E2P5





NEGOTIATOR

Declan O'Leary
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

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

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