

For Sale

Asking Price: €325,000

**Sherry
FitzGerald**
O'Leary Kinsella



44 The Orchard, Bellefield,
Enniscorthy,
Co Wexford, Y21 Y9N7.



sherryfitz.ie



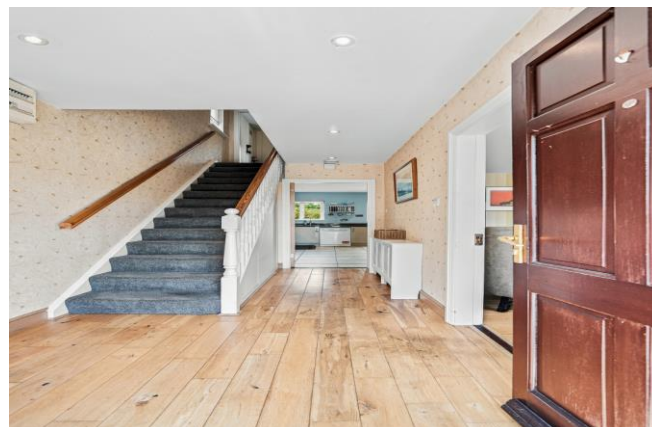
'44 The Orchard' is a beautiful four-bedroom semi-detached (main ensuite) home within walking distance of Enniscorthy town. This property has been lovingly maintained and is in pristine condition and is well located at the end of a cul de sac.

The entrance hallway is bright and leads into a generous sized kitchen/dining with a modern fitted kitchen, adjoining utility and guest WC and shower, to the rear of the kitchen is a light filled sunroom. The sitting room to the front of the dwelling has a feature open fireplace and a fourth bedroom/home office to the left of the entrance hall concludes the accommodation on the ground floor. A stairway rises to the first floor which has three bedrooms with the master enjoying its own ensuite and a family bathroom.

The easy to maintain front garden has excellent parking while the rear garden is also easy to maintain, private and is large in size.

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 modern family home will suit many buyers looking for a beautiful residence in a safe community, while it will also suit someone looking for a family home in this immensely popular area of Enniscorthy.



Accommodation

Ground Floor (1st Floor)

Entrance – 2.0m x 4.0m (6'7" x 13'1"): With wooden flooring.

Living Room – 3.9m x 4.8m (12'10" x 15'9"): Lovely family room boasting a feature fireplace with oil stove inset (not connected), large window with view to front garden.

Kitchen – 2.1m x 4.4m (6'11" x 14'5"): With a modern fitted kitchen with stylish tiling to splash back and floor. All white goods included.

Dining Area – 2.3m x 4.3m (7'7" x 14'1"): Lovely area for kitchen dining with extra built in kitchen units & storage.

Utility/Bath – 1.6m x 2.4m (5'3" x 7'10"): Plumbed for washing machine, shower unit, good tiling, door to rear garden.

W.C. – 1.6m x 1.0m (5'3" x 3'3"): With wc and whb.

Bedroom 4 3.0m x 4.6m (9'10" x 15'1"): Downstairs bedroom or could be used for home office or playroom.

Sunroom – 2.4m x 3.7m (7'10" x 12'2"): Lovely light filled room with amazing viewing of the private garden.

First Floor (2nd Floor)

Landing – 4.0m x 3.9m (13'1" x 12'10"):

Master Bedroom – 3.8m x 4.0m (12'6" x 13'1"): Spacious double room with built-in wardrobes & entrance to

Ensuite – 1.4m x 2.0m (4'7" x 6'7"): With lovely modern tiling, shower, wc and whb and stylish fixtures and fittings.

Bedroom 3 – 2.9m x 3.2m (9'6" x 10'6"): Double room with built-in wardrobes.

Bedroom 2 – 3.0m x 3.2m (9'10" x 10'6"): Double room with built-in wardrobes.

Main Bath – 2.7m x 1.7m (8'10" x 5'7"): Beautifully tiled room with bath, wc and whb and stylish fixtures and fittings.





Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

Special Features & Services

- Four-bedroom semi-detached dwelling approx. 117 sqmts.
- Light filled Sunroom.
- Immaculate condition and ready for immediate occupation with a modern and stylish feel.
- Convenient private quiet location at end of cul de sac.
- Enclosed private rear landscaped gardens with garden shed. Ideally located at end of quiet cul de sac.
- Excellent parking.
- Very sought-after residential area, close to shops etc.
- **Services**
- Mains water and sewage.
- **Included in the sale.**
- Carpets, curtains, blinds, light fittings, electric oven and hob, dishwasher, fridge freezer, garden shed.

BER C





NEGOTIATOR

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

SOLICITOR

John A Sinnott & Co
Solicitors
Market Square
Enniscorthy
Co. Wexford
Y21 D897
sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001510