

# For Sale

Asking Price: €369,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



25 Greenville Court, The  
Moyne, Enniscorthy,  
Co. Wexford,  
Y21Y0P8

**BER** C2

[sherryfitz.ie](https://sherryfitz.ie)





Situated in the picturesque town of Enniscorthy, this charming, detached house with annex offers a spacious and comfortable living space perfect for a growing family and has the benefit of ease of access to the M11, making this an easy commuting neighbourhood.

With a generous 170 square meters of living area, this property boasts four bedrooms, providing ample space for everyone. The house features a private off street parking and a garage, ensuring convenience and security for your vehicles.

Upon entering the house, you are greeted by a welcoming atmosphere, with a well-appointed kitchen that is perfect for preparing meals and entertaining guests. The living room is cosy and inviting, ideal for relaxing with loved ones after a long day. The bedrooms are bright and airy, offering peaceful retreats for rest and relaxation.

The front and rear lawns have been beautifully maintained and an annex that has potential for a number of uses.

The property benefits from a convenient location, close to local amenities such as shops, schools, and transport links, making it an ideal choice for those seeking a convenient and comfortable lifestyle. With its spacious layout and desirable features, this house is a wonderful opportunity to create a warm and inviting home in a sought-after location. Don't miss the chance to make this property your own and start enjoying the charm of Enniscorthy living.



## Accommodation

**Entrance Hall** 4.91m x 3.40m (16'1" x 11'2") at widest point:  
laminate wood flooring

**Sitting Room** 5.75m x 3.61m (18'10" x 11'10") at widest point:  
laminate wood flooring, feature fireplace

**Kitchen/Dining room** 5.06m x 7.00m (16'7" x 23') at widest point:  
tile flooring and backsplash, fitted kitchen units, electric oven and hob, sliding doors to rear decking

**Utility Room** 1.861m x 2.01m (6'1" x 6'7"):  
tile flooring, fitted storage units, plumbed for washing machine and dryer

**Guest WC** 1.87m x 0.88m (6'2" x 2'11"):  
laminate wood flooring, WC, wash hand basin

## FIRST FLOOR

**Landing** 1.86m x 4.66m (6'1" x 15'3") at widest point:  
carpet flooring

**Master Bedroom** 3.17m x 3.61m (10'5" x 11'10"):  
carpet flooring, in-built wardrobes

**Bedroom 1** 2.68m x 3.40m (8'10" x 11'2"):  
carpet flooring

**Bedroom 2** 2.85m x 3.08m (9'4" x 10'1"):  
carpet flooring

**Bedroom 3** 3.08m x 3.50m (10'1" x 11'6"):  
carpet flooring

**Bathroom** 3.14m x 2.20m (10'4" x 7'3"):  
tile flooring and walls, bath, shower, WC, wash hand basin





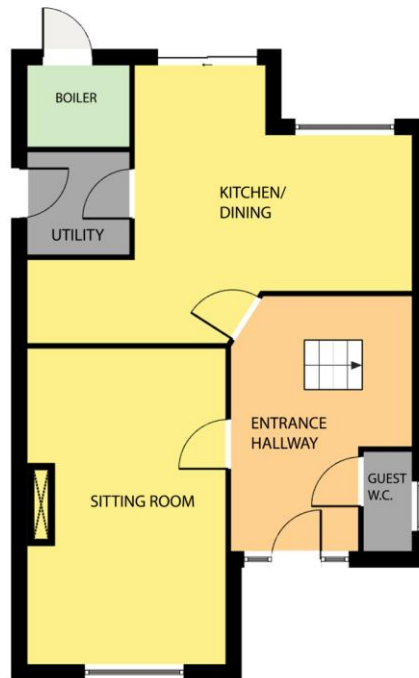


### Special Features & Services

- Spacious detached 4 bed home extending 170 sq m approx.
- Beautifully presented throughout
- Oil fired central heating
- Good sized rear garden and cemented driveway.
- Wonderful studio and garage.
- Walking distance of Enniscorthy Town
- Services
- Mains water & sewerage, electricity



## 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 Y0P8

## FIRST FLOOR



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