

For Sale

Asking Price: €285,000

**Sherry
FitzGerald**
O'Leary Kinsella



4 Spencer's Court,
Enniscorthy,
Co Wexford. Y21 D9K1

BER C2

sherryfitz.ie



'4 Spencer's Court' is an impressive 3 bed (main ensuite) family home.

This exclusive small estate is one of the most desirable residential locations in Enniscorthy Town. This fine home boasts a wonderful setting and within very close walking proximity to Enniscorthy town center to schools, shops, sports grounds, restaurants and pubs. and 5 km from the N11. This wonderful property offers three spacious bedrooms, and the home extends to 1109sqft approx. of modern living space.

On entry you are immediately impressed by the well-designed living spaces throughout.

The kitchen/dining room to the left of the house has glass sliding doors opening to the outside large rear garden, a separate sitting room with feature fireplace is to the right of the house. A guest WC concludes the accommodation on this floor.

Upstairs the landing leads to three double bedrooms, with the master bedroom enjoying its own ensuite and a family bathroom. There is a great sense of space and light throughout and is sure to cater the any growing family needs.

This modern family home will suit the first-time buyer looking for a beautiful residence in a safe community, while it will also suit someone looking for a family home in the extremely popular area of Enniscorthy.

View and be impressed!



Accommodation

1st Floor

Entrance: 3.4m × 2.1m (11'2" × 6'11"): With stairs off

Living Room: 3.6m × 4.5m (11'10" × 14'9"): Lovely room with feature open fireplace.

Kitchen: 3.0m × 2.2m (9'10" × 7'3"): With fitted kitchen units at floor and eye level, tiling to floor.

Dining Area: 4.2m × 3.3m (13'9" × 10'10"): With patio door to rear private rear garden.

Utility Room: 2.0m × 1.8m (6'7" × 5'11"): With tiling to floor.

W.C.: 2.2m × 1.5m (7'3" × 4'11"): With wc, whb and tiling to floor.

2nd Floor

Landing: 3.4m × 2.0m (11'2" × 6'7"):

Master Bedroom: 3.4m × 3.3m (11'2" × 10'10"): Lovely double room with carpet to floor, built in wardrobes, and door to

En-suite: 2.2m × 1.9m (7'3" × 6'3"): with shower, wc and whb, nice tiling.

Bedroom 2: 4.2m × 2.9m (13'9" × 9'6"): Double room.

Bedroom 3: 3.4m × 2.7m (11'2" × 8'10"): Good size 3rd bedroom with built-in wardrobes.

Main Bath: 2.9m × 2.0m (9'6" × 6'7"): With bath, wc, whb and good tiling.





2nd Floor



1st Floor

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



Special Features & Services

- Light filled three-bedroom home approx. 103 sqm/1109sq. ft. with side entrance.
- Walk in condition with a modern and stylish feel.
- Excellent location a short walk to all amenities.
- Quiet small development in a very sought after residential area.
- Built in 2005.
- Ready for immediate occupation.
- Large private rear garden which is not overlooked.
- **Services**
- Oil fired central heating.
- Mains water and sewage.
- **Included in the sale.**
- Carpets, blinds, Electric oven, electric hob, dishwasher, washing machine & dryer.

BER C, BER No. 119464634





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