

# For Sale

Asking Price: €285,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



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

**BER** C2

[sherryfitz.ie](http://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 sqmts/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





**NEGOTIATOR**

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

**SOLICITOR**

[sherryfitz.ie](http://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