



**3 Rectory Road,
Enniscorthy, Co Wexford**

Y21T9C2

Asking Price: €169,000



DESCRIPTION

Conveniently situated only minutes' walk from all amenities, this 2-bedroom, terraced residence comes to the market in excellent decorative order throughout. The property has been recently upgraded and modernised with great attention to style and space a priority.

This home briefly comprises open plan ground floor living room with breakfast bar, fully equipped kitchen. Ample under stair storage units. Carpet staircase leads to two bedrooms, and shower room. There is a small rear courtyard with ofch boiler and oil tank.

Excellent first-time buyer home / investor with the convenience of all amenities at your doorstep, including all public transport, leisure centre, hotels, restaurants, both primary and secondary schools, to name but a few. Nothing to do but just hang your coat.



ACCOMMODATION

Open Plan Living Room & Kitchen

Living room area (3.71m x 4.88m)

Wall mounted electric fire, breakfast counter.

Kitchen (2.35m x 3.70m)

Fully tiled flooring throughout ground floor. Fully fitted kitchen, with electric hob, cooker, extractor, washing machine, fridge freezer. Storage understairs.



Bedroom 1 2.44m x 2.23m (8' x 7'4"). Carpet flooring. Velux window.

Shower Room 2.09m x 2.24m (6'10" x 7'4"). Shower cubicle with Triton T90sr Electric Shower, wc, whb, and tiled flooring.

Bedroom 2 2.64m x 3.84m (8'8" x 12'7"). Carpet flooring.

Landing 2.52 (8'3")m x 0.97 (3'2")m & 1.02 (3'4")m x 2.48 (8'2")m. Fully carpeted stairs and landing.

KEY FEATURES

- Town centre location
- Excellent decorative order throughout
- Small rear courtyard
- Close to all public transport
- Close to local schools





BER DETAILS

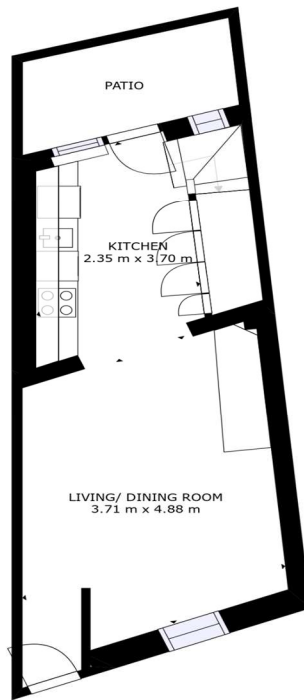
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BER No: 113131510

Energy Performance Indicator: 485.12 kWh/m2/yr

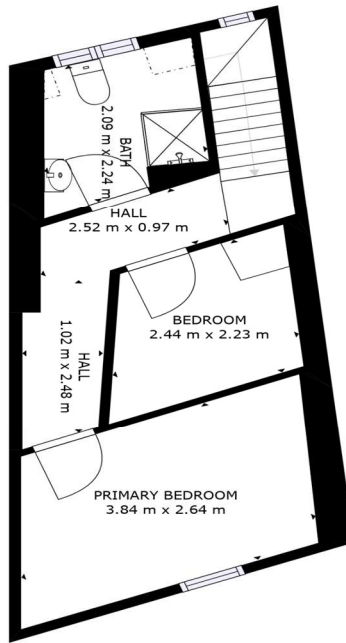
ASKING PRICE

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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 30 m², FLOOR 2: 29 m²
EXCLUDED AREAS: PATIO: 5 m²
REDUCED HEADROOM BELOW 1.5M: 0 m²
TOTAL: 59 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

Barty O'Connor
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PSL No. 001161

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