

Ref: P6716

NO. 196 SHINGÁN, MILESTONE ROAD, ENNISCORTHY, CO. WEXFORD, Y21C2H6



BER C2

QUINN PROPERTY

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Handsome Three Bed Residence In A Most Convenient Location For Sale By Private Treaty



LOCATION:

No. 196 enjoys an excellent location close to the entrance of this ever popular development. It is located within easy access of a whole host of services and amenities to include Centra Supermarket and Filling Station. Enniscorthy offers amenities to include primary and secondary schools, churches, restaurants, shops, pubs, hotels, leisure centres and GAA and soccer clubs. Wexford town is a twenty minute drive and south Dublin can be reached in a little over an hour. Commuter Services such as Wexford Bus, Bus Eireann and the railway station offer convenient hourly services.

DESCRIPTION:

This property is presented in good condition throughout and will make an excellent family home for the new Owners with an array of local amenities on its doorstep. Accommodation is bright and spacious and comprises as follows:



Entrance Hall:	5.5m x 2.0m	Laminate flooring
W.C.:		W.C., W.H.B.
Sitting Room:	4.2m x 3.5m	Laminate flooring, open fire & double door to kitchen/diner
Kitchen/Diner:	5.2m x 3.5m	Marley flooring, Fitted units, tiled splashback, electric oven & hob, extractor fan & sliding door to rear
First Floor:	3.0m x 1.5m	Carpet, hotpress
Bedroom 1:	4.1m x 3.1m	Carpet
Ensuite:	2.6m x 1.0m	Shower, W.C., W.H.B.
Bedroom 2:	3.4m x 2.7m	Carpet
Bedroom 3:	3.0m x 2.4m	Carpet
Bathroom:	2.2m x 1.8m	W.C., W.H.B., bath





OUTSIDE:

No. 196 benefits from a large corner site. There is a substantial lawn to the front and side of the property while to the rear you will find a private, spacious and enclosed garden. The property is accessed via a concrete driveway which offers off-street parking. Ample visitor parking is also available.



SERVICES AND FEATURES:

Mains Sewage
Mains Water
Oil Fired Central Heating
Garden Shed
Large Rear Garden
Ample Car Parking Space
Property Extends To: C. 93m²
Built: 2007



BER DETAILS:

BER: C2
BER No. 116742743
Energy Performance Indicator: 192.27kWh/m²/yr



Early Viewing Of This Well-Appointed Residence Is Highly Recommended

A.M.V. €215,000

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www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



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