

Ref: P6883



'TAUTARA', NO. 29 GREENVILE COURT, ENNISCORTHY, CO. WEXFORD Y21 N7P8

BER D2

QUINN PROPERTY

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ATTRACTIVE THREE BEDROOM BUNGALOW IN A MOST SOUGHT AFTER LOCATION

For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce 'Tautara'. This detached residence is conveniently located in the mature and well-established development of Greenville Court.

The property is located just a short walk from Enniscorthy Town Centre and is close to all services. Enniscorthy offers a comprehensive suite of amenities to include primary and secondary schools, 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.

The property boasts many features including excellent parking, spacious light filled rooms and a large rear garden. It also offers the benefit of a generous attic area with the potential for conversion. We understand that this property is likely to qualify to the "Vacant Property Refurbishment Grant."



Outside, the property is approached by a concrete driveway and has a generous lawn area to the front and rear. The back garden is private and gated and ideal for entertaining during long summer evenings. This spacious property would make an ideal family home and early viewing is recommended.

This property offers generously proportioned rooms and accommodation is as follows:

Entrance Hallway:	3.8m x 1.6m	Laminate flooring
Hallway:	6.1m x 1.6m	Laminate flooring
Sitting Room:	4.6m x 4.3m	Laminate flooring, marble fireplace with open fire, bay window, coving
Kitchen/Dining Room:	7.5m x 3.9m	Tiled flooring, fitted waist high and eye level units, tiled splashback, electric cooker, sliding doors to rear garden, coving, French doors to sitting room
Utility Room:	2.1m x 1.8m	Tiled flooring, door to rear garden
Hotpress:	1.8m x 0.6m	Shelving
Bedroom 1:	3.3m x 2.7m	Carpet flooring, fitted wardrobe
Bedroom 2:	3.3m x 3.0m	Carpet flooring, fitted wardrobe
Bedroom 3:	4.0m x 3.3m	Carpet flooring
Ensuite:	1.8m x 1.8m	Tiled flooring, W.C., W.H.B., electric shower with tiled surround
Bathroom:	2.4m x 2.2m	Fully tiled, W.C., WH.B., bath with shower head





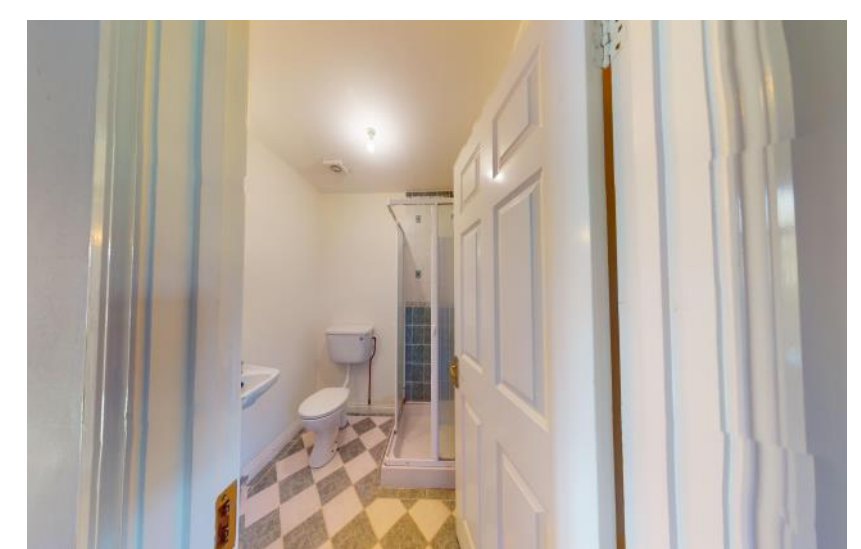
SERVICES AND FEATURES:

All Mains Services
Generous Attic Area
Concrete Patio Area
Large Garden Area
Ample Car Parking
Built: 1994
Property Extends To: 111m²



BER DETAILS:

BER: D2
BER No. 117015776
Energy Performance Indicator: 263.17kWh/m²/yr



This Charming Property Will Suit A Range of Buyer Types

A.M.V.€265,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

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