

FOR SALE

AMV: €165,000

File No. E406.BF



29 Spencers Court, Enniscorthy, Co.Wexford.

- Superbly presented one-bedroomed second floor apartment set within a highly sought-after residential development in a prime location in Enniscorthy Town. Ideally positioned less than 10 minutes from the M11, this property offers both convenience and a wonderful lifestyle setting.
- A wide range of sports and leisure facilities are available nearby, including a swimming pool and golf club, while the property is within easy walking distance of shops, schools, churches, pubs, restaurants, hotels and all essential town amenities.
- No. 29 is presented in pristine condition, having been freshly decorated in a modern colour pallet and fitted with new carpets throughout. The apartment is bright and spacious, complemented by a sunny balcony overlooking the well-maintained green area.
- Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393.



**Kehoe
& ASSOC.**

29 Spencers Court, Enniscorthy , Co.Wexford.

Description: Superbly presented one-bedroomed second floor apartment set within a highly sought-after residential development in a prime location in Enniscorthy Town. Ideally positioned less than 10 minutes from the M11, this property offers both convenience and a wonderful lifestyle setting.

Nestled along the banks of the River Slaney and at the foot of Vinegar Hill, Enniscorthy is a town rich in history and natural beauty. Residents can enjoy leisurely walks along the scenic waterfront promenade or explore the Slaney Riverside Trail, making it an ideal choice for nature lovers and outdoor enthusiasts. A wide range of sports and leisure facilities are available nearby, including a swimming pool and golf club, while the property is within easy walking distance of shops, schools, churches, pubs, restaurants, hotels and all essential town amenities.

No. 29 is presented in pristine condition, having been freshly decorated in a modern colour pallet and fitted with new carpets throughout. The apartment is bright and spacious, complemented by a sunny balcony overlooking the well-maintained green area. The property also benefits from ample communal car parking, adding further convenience to this attractive home.

This superb property will appeal to a wide range of purchasers, including first-time buyers, those looking to downsize, or investors alike. Ideally located, presented in pristine condition, and offered fully furnished, it represents a turnkey opportunity in a highly desirable setting.





ACCOMMODATION

Entrance Hallway 3.22m x 1.38m
 Living Room 5.42m x 3.70m
 Kitchen 2.34m x 2.37m

With door to balcony.

With built-in floor and eye level units, hob, extractor, oven, fridge, washing machine, part tiled walls and tiled floor.

Inner Hallway 2.23m x 1.25m

Hotpress

With dual immersion.

Bedroom 5.42m x 3.40m

With built-in wardrobes and shower room ensuite

Ensuite 1.76m x 2.11m

Fully tiled, shower stall with electric shower, wc and w.h.b..

Bathroom 2.47m x 2.09m

Fully tiled, bath, w.c. and w.h.b.

Total Floor Area: c. 51.59 sq. m. (c. 555 sq. ft.)

Features

- Prime location
- Close to all amenities
- Superbly presented
- Fully furnished

Outside

- Landscaped amenity areas
- Ample communal parking
- Communal bin store

Services

- Mains electricity
- Mains drainage
- Mains water
- Electric heating

NOTE: Service Charge €1,200 per annum, including communal bins.

VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Eircode Y21 HF05



Building Energy Rating (BER): C2 BER No. 108695115
Energy Performance Indicator: 199.78 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Selling Agent: Bernie Farrell
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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

