

# FOR SALE

AMV: €110,000

File No. d455.LM



## No. 6 Bridgepoint, Enniscorthy, Co. Wexford

- Spacious 2-bed / 2-bath duplex apartment extending to c. 67 sq.m. / 721 sq.ft., overlooking the River Slaney and Enniscorthy's promenade.
- Indulge in the diverse array of shops, cafes, and restaurants just a stone's throw away, immersing yourself in the vibrant energy of the surrounding community.
- The south facing top floor balcony, directly accessible from the living room, acts as an extension of the living space.
- Accommodation briefly comprises; entrance hallway, 2 bedrooms (master ensuite) and family bathroom on the first floor. Stairs to the open plan kitchen/living/dining room with adjoining south facing balcony.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393

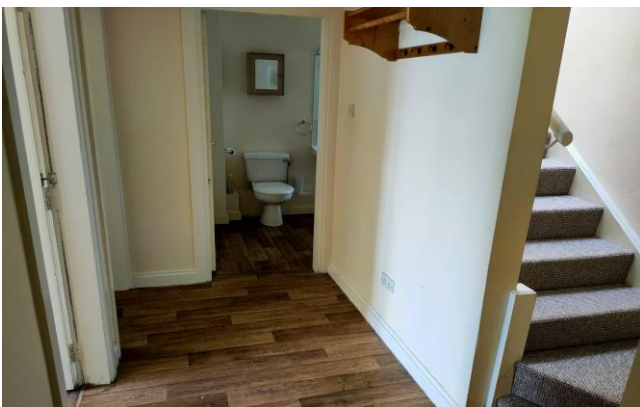


**Kehoe  
& ASSOC.**

## No. 6 Bridgepoint, Enniscorthy, Co. Wexford

Spacious 2-bed / 2-bath duplex apartment extending to c. 67 sq.m. / 721 sq.ft. Nestled in the heart of Enniscorthy town centre, this top floor apartment is overlooking the River Slaney and Enniscorthy's promenade. With every amenity at your doorstep, you'll relish the unparalleled convenience of this central location. Access into Bridgepoint is directly adjacent to the recently opened 'BTwenty7' café on Abbey Quay, with the apartment being adjacent to the Credit Union fronting Abbey Square.

The living area is at the top floor of the apartment block. This area boasts an adjoining balcony extending to c. 6.1 sq.m. which acts as an extension of the living space. This offers a seamless transition between indoor and outdoor living. The living area and balcony have a directly south facing aspect enjoying an abundance of natural light throughout the day. Below, the accommodation comprises 2 bedrooms (master ensuite) and a family bathroom. The apartment block is serviced by an elevator and presents an excellent opportunity for both first-time homeowners and investors alike.





## ACCOMODATION

### Ground Floor

Entrance Hallway	3.63m x 1.38m	Lino flooring and staircase to first floor.
Bedroom 2	4.73m x 2.67m (max)	Lino flooring.
Bedroom 1	4.74m x 2.67m (max)	Lino flooring.
Ensuite	1.70m x 1.40m	Lino flooring, w.c., w.h.b. with tiled splash back, shower stall with pump shower and tiled surround.
Family Bathroom	1.70m x 3.65m (max)	Lino flooring, w.c., w.h.b. with tiled splashback, bath with tiled surround and shower mixer taps.

Hotpress

### First Floor

Open plan:

Kitchen/ Dining/ Living Area	5.51m x 4.79m	Floor and eye level units, tiled splash back, electric oven and hob with extractor fan, stainless steel sink, combi washer/dryer and fridge freezer. Timber floor, open fireplace and wall length sliding glass doors to balcony (4.90m x 1.39m) with southerly aspect and large Velux window.
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**Total Floor Area: c. 67 sq.m. (c. 721 sq.ft.)**



## Views from the Balcony



## Features

- Top floor Duplex apartment with attic access
- Spacious accommodation extending to 67 sq.m.
- Town centre location
- South facing balcony area with river views
- Apartment serviced with an elevator

## Services

- Mains water
- Mains drainage
- ESB
- Fibre broadband available
- Storage heating

**NOTE:** There is no parking with this property.

**SERVICE CHARGE:** The service charge for 2022 was €1,351.62 which includes block insurance and communal area maintenance. Please note refuse is not included.

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

**DIRECTIONS:** From Wexford take the N11 continuing straight through Oylgate and into Enniscorthy. Turn right onto Abbey Quay immediately after going over the bridge and the gated entrance into Bridgepoint will be on your left hand side after BTwenty7 Café. **Eircode: Y21 AF51**





## Enniscorthy Promenade / Walking Trail



## Historic Enniscorthy Castle



**Building Energy Rating (BER): E2 BER No.: 108069576**  
**Energy Performance Indicator: 346.88 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents  
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Sales Agent**

**LOUISE MORTON**

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**PRSA Registration No.: 00214**



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