

FOR SALE

AMV: €120,000

File No. d486.7.CWM



Apt. No. 7 Bridgepoint, Enniscorthy, Co. Wexford

- Central location in Enniscorthy Town with beautiful views of the River Slaney and St. Senans.
- 2 bedroom duplex apartment with balcony.
- Ideal starter home/investment property in a town centre location.
- Accommodation briefly comprises; entrance hallway, 2 bedrooms (master en-suite), family bathroom, stairs to open plan kitchen/dining/living area with large balcony.
- Extending to c. 70 sq.m. / 754 sq.ft. – Balcony 7 sq.m. / 75 sq.ft.
To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Apt. No. 7 Bridgepoint, Enniscorthy, Co. Wexford

Kehoe & Assoc. are delighted to bring Apt. No. 7 Bridgepoint to market. This landmark location is central to Enniscorthy Town. Positioned off the Promenade in Enniscorthy above the Credit Union, across from the Bank of Ireland and An Post. This 2 bedroom, 2 bathroom duplex apartment has the benefit of a large balcony area overlooking the River Slaney and St. Senans. The pivotal position nesting under Castle Hill allows easy access to all imaginable amenities in Enniscorthy Town.

Viewing comes highly recommended and is by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. on 053 9144393.



ACCOMMODATION

Entrance Hall	3.62m x 1.42m	Lino flooring, wall-mounted electric heater.
Master Bedroom	4.75m x 2.68m	Lino flooring, window overlooking River Slaney views, wall-mounted electric heater, electrical points.
En-suite	1.71m x 1.38m	Enclosed tiled shower stall with glass doors, presume pump shower. Wall-mounted cabinet, w.h.b. with tiled splashback, mirror and lighting overhead, w.c.
Bedroom 2	4.75m x 2.66m (max)	Lino flooring, wall-mounted electric heater, window overlooking River Slaney views, electrical points.
Family Bathroom	3.49m x 1.73m	Lino flooring, bath with showerhead and part-wall tiling. Wall-mounted cabinet, w.h.b. with tiled splashback, mirror & lighting overhead, w.c.
Hotpress	1.57m x 1.02m	Electric immersion and ample storage open shelves.
Timber carpeted staircase to first floor		
Open Plan Kitchen/ Dining/Living Area	5.14m x 4.81m	Timber laminate flooring, open fireplace with timber mantle, electric wall-mounted heaters, sliding doors to balcony. Floor & eye level cabinets with counter space, single drainer stainless steel sink unit, tiled splashback, Zanussi double oven with 4-ring hob and extractor overhead, free-standing Belling fridge-freezer, Hotpoint washing machine, electrical points, further wall-mounted electric heater, t.v. points. Sliding doors to patio overlooking the River Slaney.

Total Floor Area: c. 70 sq.m. / 754 sq.ft. – Balcony 7 sq.m. / 75 sq.ft.





Features

- Duplex apartment with stair access
- 2 bedrooms, 2 bathrooms
- Large open kitchen/dining area with large balcony overlooking Enniscorthy & Slaney River.

Services

- Mains water
- Mains drainage
- Electric storage heating
- Open fire

Management Company Details: The Management Company fee is circa €1,981.54 per annum to include block insurance, external & internal communal area maintenance. Please note refuse is not included.

Please Note: There is no parking with this property.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y21 AW28





Historic Enniscorthy Castle



Promenade / Walking Trail in Enniscorthy



Building Energy Rating (BER): F BER No. 107946105
Energy Performance Indicator: 399.72 kWh/m²/yr

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

Sales Agent

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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. PRSA No. 002141