

FOR SALE

AMV: €250,000

File No. d434.BK



Enniscorthy, Co. Wexford

- Capable of making an immediate rent-roll of €25,000 per annum.
- Two excellent 1st and 2nd floor apartments each extending to c. 88 sq.m. / 947 sq.ft. and ready for immediate occupancy.
- Kerbside access doorway to the apartments that are directly above O'Brien's Café on Court Street which benefit from dual aspect windows.
- Spacious and well-proportioned accommodation in both apartments that enjoy high ceilings throughout and views of the River Slaney and Vinegar Hill from the 2nd floor apartment.
- Accommodation briefly comprises: Entrance hallway, 2-bedrooms, living room, kitchen and bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



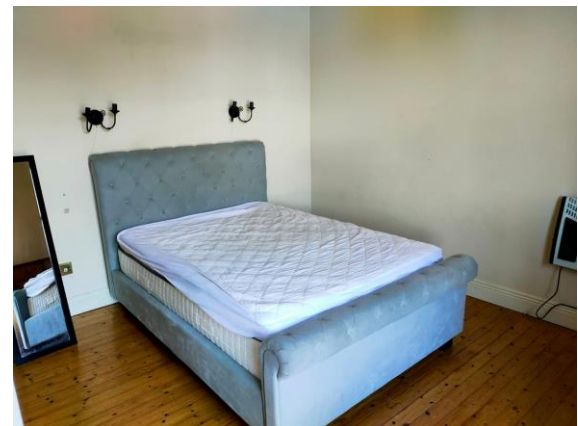
**Kehoe
& ASSOC.**

Two Apartments at 6 Court Street, Enniscorthy, Co. Wexford

Description: Discover your new home in the heart of the historic town of Enniscorthy. These two inviting 2-bedroom apartments situated on Court Street offer an exceptional opportunity for homeowners and investors alike. Presented to market in excellent condition, both apartments are ready for immediate occupancy. Enniscorthy Town offers something for everybody, whether that's enjoying a cup of coffee, a glass of wine, live bar music or a walk on the promenade alongside the River Slaney. This central location places you within easy reach of public transport services, sports clubs, supermarkets, church, creche, The Waterfront Pool & Leisure Centre, pharmacies and schools.

The apartments are accessed through a kerbside doorway with a cut-granite façade leading into an entrance hallway with a stairwell to the 1st and 2nd floors. Both apartments extend to c. 88 sq.m. / 947 sq.ft. and benefit from high ceilings throughout. The 2nd floor apartment boasts picturesque views of Vinegar Hill and The River Slaney. Each apartment comprises an entrance hallway, 2-bedrooms, living room, bathroom, kitchen and dining room. Open fireplaces adorn both living rooms and the apartments are heated with electric storage heaters. There is a natural flow to the accommodation which is spacious and bright.

Viewing of these apartments comes highly recommended, an investment opportunity not to be missed, contact sole selling agent Kehoe & Assoc. on 053-9144393 today.





ACCOMMODATION

First Floor - 2 Bed Apartment

Entrance Hallway	2.90m x 1.22m	Lino floor.
Kitchenette	2.82m x 1.47m	Lino floor, plumbed for washing machine, electric hob with extractor fan, stainless steel sink, tiled splashback, floor level units.
Living Room	5.15m x 4.13m	Timber floor, open fireplace.
Master Bedroom	5.40m x 5.08m	Timber floor.
Bedroom 2	3.72m x 2.90m	Timber floor
Dining Room	5.13m x 2.13m	Timber floor, floor and eye level units, space for fridge.
Bathroom	1.85m x 1.47m	Lino floor, w.c., w.h.b., shower stall with tiled surround and Triton T80z electric shower.

Total Floor Area: c. 88 sq.m. / 947 sq.ft.





ACCOMMODATION

Second Floor - 2 Bed Apartment

Entrance Hall	4.18m x 1.05m	Timber floor.
Hotpress		
Master Bedroom	4.07m x 3.91m	Timber floor.
Living Room	5.14m x 4.28m	Laminate floor, open fireplace.
Kitchen	2.63m x 2.27m	Floor and eye level units, electric oven & hob with extractor fan, stainless steel sink, integrated fridge-freezer & dishwasher, washing machine, tiled splashback.
Bathroom	2.42m x 2.00m	Fully tiled, w.c., w.h.b., chrome towel rail. Bathtub with Triton T90z electric shower above.
Bedroom 2	3.92m x 2.65m	Timber floor, built-in storage unit.
Dining Room	5.10m x 2.24m	Timber floor

Total Floor Area: c. 88 sq.m. / 947 sq.ft.

Features

- Two apartments extending to c. 88 sq.m. / 947 sq.ft.
- Well proportioned accommodation.
- High ceilings throughout.
- Fantastic investment opportunity.
- Ready for immediate occupancy.

Outside

- Town Centre location.
- Surrounded by amenities.
- Kerbside entrance doorway.

Services

- Mains water.
- Mains drainage.
- Storage heaters.
- Broadband available.

BER:

Apartment 1	E1	BER No. 116892472	Energy Performance Indicator: 315.63 kWh/m ² /yr
Apartment 2	E1	BER No. 116893124	Energy Performance Indicator: 305.44 kWh/m ² /yr

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

DIRECTIONS: Eircode Y21 R960

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

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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

