

# For Sale

Asking Price: €120,000



2 Slaney Street, Enniscorthy,  
Co Wexford, Y21AY86

[sherryfitz.ie](http://sherryfitz.ie)



Unique opportunity to purchase a retail unit and apartment on a busy pedestrian street just off Enniscorthy's Main Market Square.

The property is in need of some renovation but would make it ideal for a FTB or investor. The upstairs accommodation is spread over three floors with kitchen/dining, living room on the 1st floor, bathroom and double bedroom on the second with two further bedrooms on the third floor.

Recently, the building had the entire front renovated through the 'Historical towns upgrade initiative' which included an entirely new shop front, a new door, and new front window. This also included new wooden sash windows on the upper 3 levels, plus painting the front of the building in historical colours.

With the necessary planning permissions there is scope to create a separate internal hallway (passage way) to provide separate access through the shop to the upper floors

Situated on a busy pedestrian street with parking available at the bottom of the street and all amenities on your doorstep, early viewing recommended.



### Special Features & Services

- Excellent location.
- Just off Enniscorthy main market square.
- Three spacious bedrooms.

### Accommodation

**Retail Area** 5.82m x 3.70m (19'1" x 12'2"):

**Back Hall** 1.41m x 1.33m (4'8" x 4'4"):

**W.C.** 1.78m x 1.27m (5'10" x 4'2"): W.C.

#### First Floor

**Landing** 0.97m x 1.63m (3'2" x 5'4"):

**Living Room** 2.79m x 3.87m (9'2" x 12'8"):

**Kitchen/Dining Room** 2.41 (7'11")m x 2.07 (6'9")m + 1.56 (5'1")m x 1.81 (5'11")m:

#### Second Floor

**Landing** 0.93m x 1.66m (3'1" x 5'5"):

**Bedroom 1** 2.81m x 3.91m (9'3" x 12'10"):

**Bathroom** 2.42m x 2.12m (7'11" x 6'11"): W.C., W.H.B., bath

#### Third Floor

**Landing** 0.92m x 1.70m (3' x 5'7"):

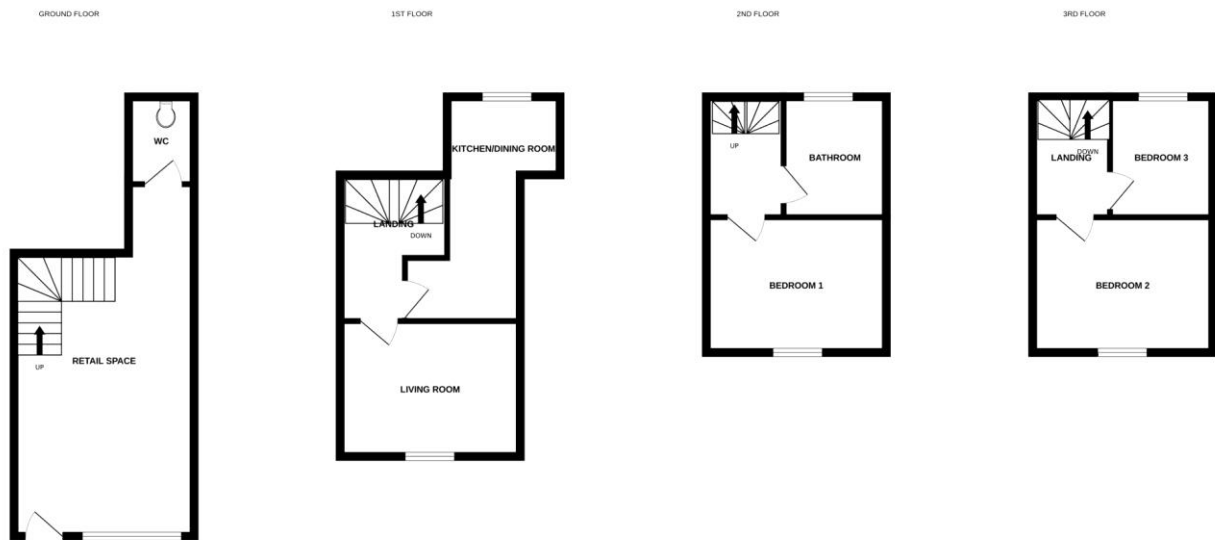
**Bedroom 2** 2.82m x 3.92m (9'3" x 12'10"):

**Bedroom 3** 2.41m x 2.14m (7'11" x 7'):



### Directions

Y21 AY86



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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