

# FOR SALE

AMV: €395,000

File No. d238.CWM



## Former Bank of Ireland Premises No. 13 Castle Street Enniscorthy, Co. Wexford

- Impressive three storey period commercial property, with residential potential.
  - Extending to c. 546 sq.m. – with bright and spacious accommodation throughout.
  - Prominent town position on Castle Street in the centre of town.
  - Walking distance to all town centre amenities
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## No. 13 Castle Street, Enniscorthy, Co. Wexford

The former Bank of Ireland Premises at No. 13 Castle Street, Enniscorthy is located in the centre of town and occupies a high profile position on the rise of Castle Hill and the junction of Church Street. Enniscorthy is located just off the M11 motorway with an-hours travel to Dublin.

Enniscorthy town was described by James Joyce in Ulysses as ‘the finest place in the world’, this designated Heritage Town dates back 1500 years. Picturesquely facing on to the River Slaney, with walking trails north and south along the river and up Vinegar Hill. The town today is vibrant offering all expected amenities, restaurants, shops and services. There is sporting activities for all ages ranging from GAA, Hockey, Rugby, Soccer, Riding Stables, Athletics, Kayaking, Tennis, Golf, Fishing and Swimming. The schools on your doorstep cater from pre-school to Primary School, to Secondary School and now college with South-East Technological University in the region.

The property comprises a three-storey over-basement terrace building of a Victorian style. On the ground floor there is a large open plan with formal staircase leading to first floor, with storage and bathroom facilities. Potential for a restaurant or offices. Central courtyard and large rear courtyard with vehicular access from the rear off Rafter Street. Second staircase at the rear of the property leading to all floor levels.

	<b>SQ.M. / SQ.FT.</b>	
Ground Floor	c. 267 sq.m. / 2,874 sq.ft.	Banking Hall & Offices
First Floor	c. 175 sq.m. / 1,883 sq.ft.	Offices
Second Floor	c. 104 sq.m. / 1,119 sq.ft.	Offices & storage
<b>Total Floor Area</b>	<b>c. 546 sq.m. / 5,877 sq.ft.</b>	

The property is listed in the Record of Protected Structures in the Enniscorthy & Environs Development Plan. RPS No. E055. NIAH: 15603081

Viewing comes highly recommended and is strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



## **ACCOMMODATION**

Entrance Hallway	3.01m x 2.62m	Tiled flooring, half-glass double doors leading to large open plan area.
Inner Corridor	3.73m x 2.60m	Tiled flooring. Formal staircase to first floor.
Disabled W.C.	2.07m x 2.03m	Tiled flooring, w.c. & w.h.b.
Open Plan Area	15.97m x 8.81m	Three large windows overlooking Castle Street, part-tiled floor, mix of cast iron and modern radiators. Internal wall partitions.
Alcove Pocket	3.25m x 2.63m	Ceiling height 4.38m.
Previous Vault	4.21m x 2.57m	Tiled flooring. Opening to:
Store Room	5.66m x 2.58m	Timber flooring, window overlooking central courtyard.
Corridor	2.97m x 1.03m	Tiled flooring.
Ladies W.C.	3.07m x 2.58m	Tiled flooring, 2 cubicles with w.c., two w.h.b.. Dual aspect to courtyard.
Gents W.C.	3.02m x 2.25m	Tiled flooring, half-wall tiled surround, urinal, w.c. cubicle, w.h.b.
Corridor	4.46m x 1.55m	Tiled flooring. Door to external courtyard and door to
Basement	c. 12 sq.m.	Concrete flooring, boiler.

**Timber carpeted staircase leading to first floor**





Central Corridor	4.63m x 2.39m	Carpet flooring, ceiling height of 3.68m. Large windows overlooking central courtyard.
Room 1	5.85m x 4.21m	Carpet flooring, feature fireplace with tile insert & timber surround, two large double glazed sash windows overlooking Castle Street, coving and picture rails.
Room 2	5.99m x 4.21m	Timber flooring, two large double glazed sash windows overlooking Castle Street, fireplace with tile insert & timber surround.
Room 3	4.45m x 4.12m	Part-timber flooring & floorboards, steps to Fire Escape Exit, fireplace with tile & timber surround, coving. Door to:
Inner Hallway	2.87m x 1.90m	
Kitchen	4.52m x 4.56m	Tiled flooring, stove (in need of refurbishment) built into tile alcove.
Room 5 / Utility Room	3.15m x 2.22m	Tiled flooring.
Back Hall	6.92m (max) x 5.15m (max)	Tiled floor/part timber floor. Three timber single glazed sash windows overlooking central courtyard.
Room 4	4.40m x 2.53m	Lino flooring, feature fireplace with cast iron insert, tile side & cast iron surround, timber single glazed sash window overlooking rear courtyard.
Room 6	2.59m x 1.35m	
4 Steps to Bathroom	1.59m x 1.33m	Timber flooring, services for bathroom. Timber sash windows – dual aspect
Timber Staircase		
<b>Total Floor Area: c. 546 sq.m. / 5,877 sq.ft.</b>		



## Features

- Impressive period property.
- Exceptional town location.
- Many original features
- Extensive accommodation
- Prominent position overlooking Enniscorthy Castle & Vinegar Hill
- Coving and picture rails through.

## Outside

- Pedestrian street access.
- Rear vehicular access with enclosed doors.
- Loading bay to front
- Ample parking in courtyard
- Three outbuildings

## Services

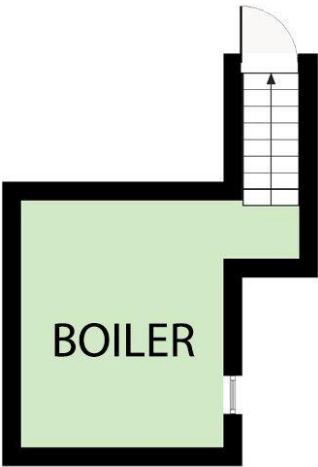
- Mains water
- Mains drainage
- ESB
- Telephone
- Broadband available.

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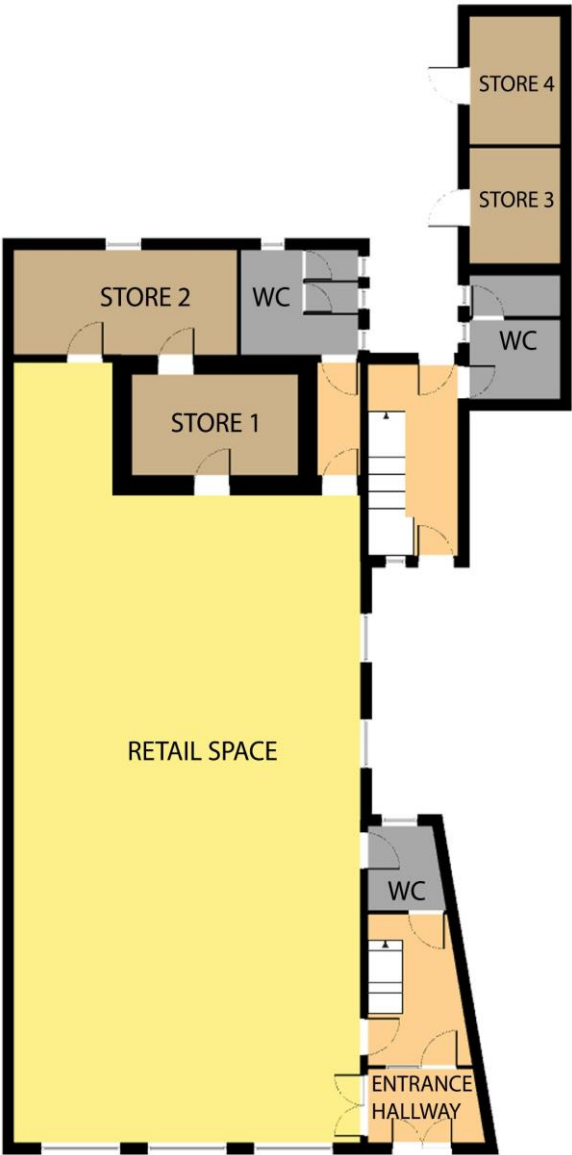
**Directions:** Eircode: Y21 VF75



BASEMENT



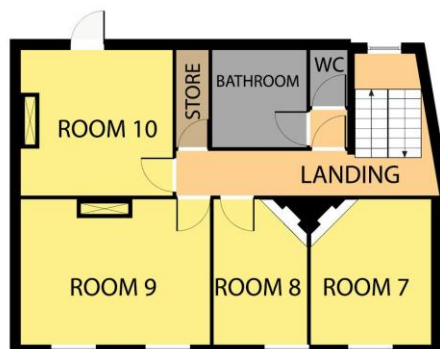
GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



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

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# Enniscorthy Castle



**Building Energy Rating (BER): Exempt**

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

**Sales Agent**

**CATRIONA MURPHY**

**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**



**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



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