

# FOR SALE BY ONLINE AUCTION

Thursday 1<sup>st</sup> May, 2025 at 2pm

3 Castle Gardens Retirement Village,

Enniscorthy, Co. Wexford

Disclosed Reserve €140,000

B217.3



To make an offer at the Online Auction – any interested party must register in advance to bid. Please log onto [kehoeproperty.com](http://kehoeproperty.com) and click the OFFER button within the listing of 3 Castle Gardens Retirement Village, Enniscorthy, Co. Wexford

- ❖ No. 3 Castle Gardens is a purpose-built 2 bed roomed semi-detached retirement bungalow, situated in Castle Gardens on the outskirts of Enniscorthy Town. Castle Gardens Retirement Village comprises a total of 54 purpose-built retirement bungalows with Castle Gardens Nursing Home and newly opened Memory Care Centre on site.
- ❖ The accommodation briefly comprises entrance hallway, open plan kitchen/dining/living room, 2 double bedrooms and wheelchair accessible wetroom.
- ❖ For further details and appointment to view, contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



### ACCOMMODATION

Entrance Hall	2.46m x 1.87m
Kitchen/Living/ Dining Room	6.70m(max) x 8.23m
Bedroom 1	4.19m x 3.76m
Bedroom 2	3.66m x 2.64m
Shower Room	2.46m x 2.06m

Fitted kitchen, wall and floor units, tiled splashback. Sliding door from living room to rear garden.

With fitted wardrobes.

With fitted wardrobes.

Wheelchair accessible wetroom with mains shower, w.c. and w.h.b.

**Total Floor Area: c. 76 sq. m. / 818 sq. ft**





## Features

- Purpose built retirement bungalow
- Low maintenance property
- Excellent accommodation
- Close to Enniscorthy Town

## Services

- Mains water
- Mains drainage
- Mains electricity
- Electric heating

**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: Y21W8N5





**Building Energy Rating (BER): B3 BER No.: 100848522**  
**Energy Performance Indicator: 138.47 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Sales Agent**

**BERNIE FARRELL**

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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