

# For Sale

Asking Price: €150,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



11 Cathedral Street,  
Enniscorthy, Co. Wexford,  
Y21 Y9Y6



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



A seven-bedroom home in Enniscorthy town centre.

The house, which has an abundance of character, is in need of some modernisation and restoration. It is the ideal project for any property enthusiasts.

The entrance hallway leads into the cosy sitting room with open fireplace. A generous sized kitchen/dining lies towards the rear of the house, the first of seven bedrooms along with the bathroom completes the accommodation on the ground floor.

A stairway rises to the first floor which has three bedrooms and a further three bedroom are on the second floor.

The easy to maintain rear garden has an abundance of space with stunning cathedral views.

The location of this property is ideal with many amenities such as schools and supermarkets on its doorstep.



## Accommodation

**Entrance Hall** 5.55m x 1.01m (18'3" x 3'4") at widest point:  
linoleum flooring

**Sitting Room** 5.42m x 2.54m (17'9" x 8'4"):  
laminated wood flooring, feature open fireplace

**Kitchen/Dining Room** 3.91m x 4.58m (12'10" x 15'):  
tile flooring, fitted kitchen units, electric cooker, fridge,  
dishwasher, plumbed for washing machine, sliding door to  
rear garden, feature open fireplace

**Bedroom 1** 3.56m x 2.88m (11'8" x 9'5"):  
solid wood flooring

**Bathroom** 1.76m x 3.07m (5'9" x 10'1") at widest point:  
laminated wood flooring, shower, WC, wash hand basin

### FIRST FLOOR

**Landing** 1.81m x 4.03m (5'11" x 13'3") at widest point:  
linoleum flooring

**Bedroom 2** 2.42m x 3.10m (7'11" x 10'2"):  
laminated wood flooring

**Bedroom 3** 3.04m x 2.83m (10' x 9'3"):  
solid wood flooring

**Bedroom 4** 3.60m x 4.11m (11'10" x 13'6"):  
carpet flooring

### SECOND FLOOR

**Landing** 1.81m x 3.66m (5'11" x 12') at widest point:  
solid wood flooring

**Bedroom 5** 1.88m x 3.55m (6'2" x 11'8"):  
carpet flooring

**Bedroom 6** 3.53m x 4.48m (11'7" x 14'8"):  
carpet flooring

**Bedroom 7** 3.60m x 2.48m (11'10" x 8'2"):  
carpet flooring





### Special Features & Services

- Excellent town location, minutes walk to the town centre.
- Plenty of potential.
- Cathedral views in the rear garden.

#### Services

- All mains services.

**BER** BER G, BER No. 118216944



GROUND 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 mis-statement. 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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FIRST FLOOR



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SECOND FLOOR



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