

For Sale

Asking Price: €155,000

**Sherry
FitzGerald**
O'Leary Kinsella



7 Portsmouth House,
Templeshannon,
Enniscorthy, Co. Wexford,
Y21 WD90

BER C2

sherryfitz.ie



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Located in the heart of the Enniscorthy town centre, this stunning upper floor apartment offers a perfect blend of modern living and convenience with absolutely stunning views over the River Slaney.

Boasting two generously sized bedrooms and a light-filled reception room, this property is ideal for both professionals and small families. The apartment features a private balcony, providing a peaceful spot to enjoy your morning coffee or unwind after a long day, looking towards Enniscorthy Castle and the town in general.

Within walking distance to local amenities, restaurants, and transport links, this apartment is perfectly situated for those seeking a convenient lifestyle in a bustling town setting. Don't miss the opportunity to make this apartment your new home. Contact us today to arrange a viewing.



Accommodation

Entrance Hall 2.6m x 2.5m (8'6" x 8'2"):

Hallway 2.3m x 1.1m (7'7" x 3'7"):

Storage 1.1m x 1.2m (3'7" x 3'11"):

Master Bedroom 2.9m x 4.0m (9'6" x 13'1"):

Ensuite 1.7m x 1.7m (5'7" x 5'7"):

Main Bathroom 1.7m x 1.8m (5'7" x 5'11"):

Bedroom 2 2.4m x 4.3m (7'10" x 14'1"):

Landing 1.1m x 0.9m (3'7" x 2'11"):

Kitchen 2.8m x 3.7m (9'2" x 12'2"):

Dining Room 2.4m x 3.7m (7'10" x 12'2"):

Living Room 5.3m x 4.9m (17'5" x 16'1"):

Balcony 5.4m x 3.0m (17'9" x 9'10"):



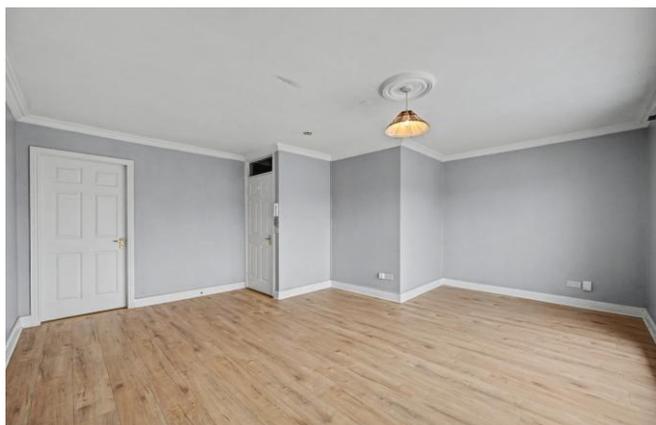


Special Features & Services

- Scenic Slaney River views
- En-suite bedroom
- Good condition.

- Services
All main services
Management fee: €1700 per annum includes bins, block insurance, cleaning of common areas, sinking fund contribution.

BER BER C2, BER No. 112588116





TOTAL: 86 m²
 Basement: 39 m², 1st floor: 47 m²
 EXCLUDED AREAS: STORAGE: 1 m², BALCONY: 14 m², OPEN TO BELOW: 0 m²,
 WALLS: 9 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Directions
 Y21 WD90





NEGOTIATOR

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SOLICITOR

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