

For Sale

Asking Price: €120,000

**Sherry
FitzGerald**
O'Leary Kinsella



Formerly Sawyers Pub,
Templeshannon,
Enniscorthy, Co. Wexford,
Y21 EY82

BER EXEMPT

sherryfitz.ie



Exceptional Redevelopment Opportunity on Enniscorthy Quay

A rare opportunity to acquire a prominent property located on the Quay in Enniscorthy town, directly adjacent to the main bus stop and enjoying excellent visibility and accessibility.

Formerly a licensed premises, the property has been vacant for a number of years and now offers significant potential for complete refurbishment and redevelopment, subject to the necessary consents. Its generous proportions and central location make it suitable for a variety of uses, including residential, commercial, or mixed-use.

The accommodation is laid out over three floors. The ground floor comprises a large open-plan area previously used as a bar and lounge. The first floor includes two bedrooms (one en suite), a bathroom, and a spacious living/kitchen/dining area. On the second floor there are two further bedrooms along with a storage room.

The town's main market square is within a five-minute walk, while both Bus Éireann and Wexford Bus services operate directly outside the property, ensuring excellent transport links.

This is an outstanding opportunity for investors or owner-occupiers seeking a centrally located property with strong redevelopment potential in the heart of Enniscorthy.



Accommodation

Ground Floor

Room 1 7.21m x 15.28m (23'8" x 50'2"):

Room 2 11.06 (36'3")m x 11.04 (36'3")m + 5.23 (17'2")m x 6.98 (22'11")m:

Bathrooms

First Floor

Kitchen/Sitting room 5.49 (18')m x 7.11 (23'4")m + 7.11 (23'4")m x 7.34 (24'1")m:

Bedroom 1 5.61m x 2.82m (18'5" x 9'3"):

Bedroom 2 4.87m x 3.76m (16' x 12'4"):

En-Suite

Bathroom 1.32m x 4.14m (4'4" x 13'7"):

Second Floor

Bedroom 3 3.66m x 3.38m (12' x 11'1"):

Bedroom 4 3.50m x 3.72m (11'6" x 12'2"):

Store 2.75m x 2.66m (9' x 8'9"):

Special Features & Services

- Prime Quay-side location in the heart of Enniscorthy town.
- Highly prominent position beside the main bus stop.
- Excellent redevelopment potential (subject to planning).

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Directions

Y21 EY82





NEGOTIATOR

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