

FOR SALE BY ONLINE AUCTION
Thursday 1st May, 2025 at 12 Noon
4 Castle Gardens Retirement Village,
Enniscorthy, Co. Wexford
Disclosed Reserve €140,000

B271.4



To make an offer at the Online Auction – any interested party must register in advance to bid. Please log onto kehoeproperty.com and click the OFFER button within the listing of 4 Castle Gardens Retirement Village, Enniscorthy, Co. Wexford

- ❖ **No. 4 Castle Gardens is a purpose-built 2 bedrooomed 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	2.48 x 2.28	
Kitchen/Living/ Dining Room.	8.53 x 3.66 (ave)	Fitted kitchen, wall and floor units, stainless steel sink unit. Sliding door from living room to outside.
Bedroom 1	4.03 x 3.60	With fitted wardrobes.
Bedroom 2	3.91 x 2.62	With fitted wardrobes.
Wet Room	2.44 x 1.83	Wheelchair accessible wetroom with mains shower, w.c. and w.h.b.

Total Floor Area: c. 83 sq. m. / 893.40 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: Y21X6K1

Building Energy Rating (BER): B3 BER No.: 100848324
Energy Performance Indicator: 129.83 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Sales Agent

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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