

For Sale

Asking Price: €140,000

**Sherry
FitzGerald**
O'Leary Kinsella



Flowercraft,
13 Main Street, Enniscorthy,
Co. Wexford., Y21 H9R0

BER F

sherryfitz.ie

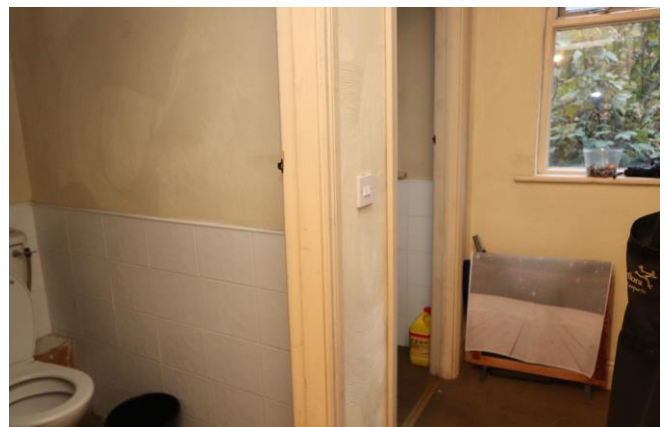


13 Main Street, is a mid terraced property over 4 floors. This fine retail/residential freehold property situated on the busy Main St., just off the main market square of Enniscorthy town.

The property extends to 112 sq mts (1205 sq ft) has a large retail unit on the ground floor with a large window display and extend to a small yard to rear. On the first floor is a large room, with two separate rooms with wc while the second floor enjoys a spacious room. The third floor has a room with possible ensuite off (piping for wc, shower, whb is in place).

Situated on a busy pedestrian street with street parking available and all amenities within a very short walk.

The property currently has a tenant not effected by the sale.



Special Features & Services

- Excellent location.
- Just off Enniscorthy main market square.
- Spacious retail unit with good display window.
- Street parking close by.
- Mains services
- Electric heating.

Accommodation

Shop Unit 12.66 x 2.97m (12.66 x 9'9"):

Large shop unit with large window display and door.
Stairs to first floor

Yard Small rear yard ideal as bin area.

First Floor

Landing 3.78m x 2.18m (12'5" x 7'2"):

With door off to

Room 1 4.92m x 3.12m (16'2" x 10'3"):

Large room with two windows.

WC area 3.36 x 2.21m (3.36 x 7'3"):

Room with two toilets off each with a whb.

Second Floor

Room 2 4.82m x 3.03m (15'10" x 9'11"):

large room with two windows.

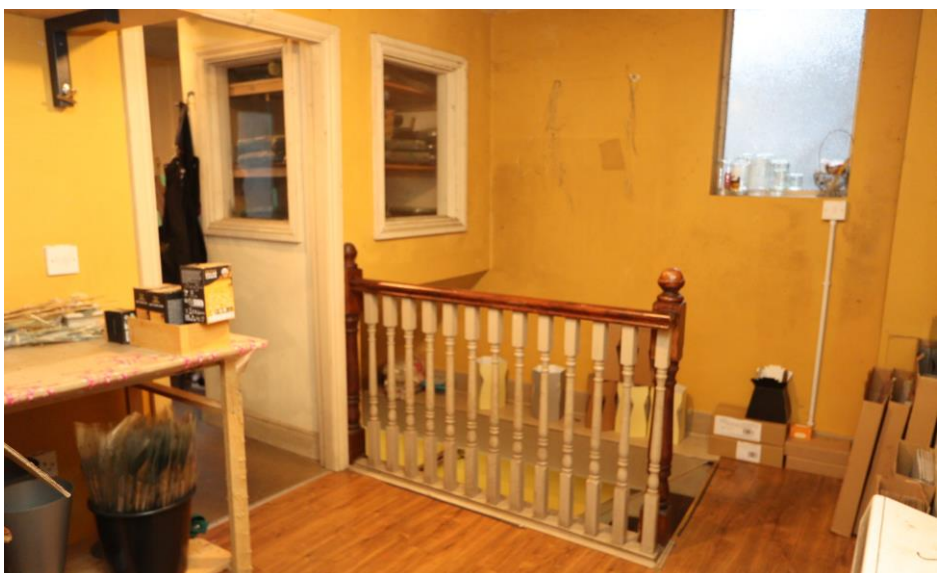
3rd Floor

Room 3 4.29x 3.18m (4.29x 10'5"):

Shower room 2.16m x 2.11m (7'1" x 6'11"):

with whb, piping for wc and room for shower.

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NEGOTIATOR

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