

For Sale

Asking Price: €225,000

**Sherry
FitzGerald**
O'Leary Kinsella



Riverview House,
Maudlins Folly, Enniscorthy,
Co. Wexford., Y21P3C4



sherryfitz.ie



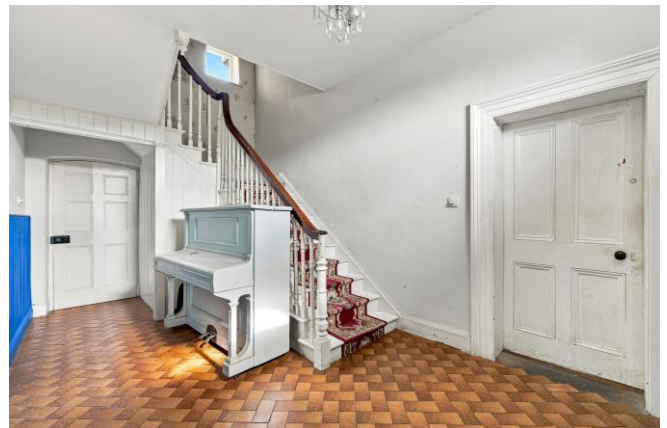
Riverview House is a substantial five-bedroom semi-detached period residence extending to approximately 186 sq. m. (2,002 sq. ft.), ideally positioned less than a five-minute walk from Enniscorthy town centre and all its excellent amenities.

Dating back to the late 1800s, this charming home is bursting with character and offers an exciting opportunity for those seeking to restore and modernise a property of genuine architectural appeal. While the residence would benefit from refurbishment throughout, it retains many of its original period features including impressive ceiling heights, generously proportioned rooms, large feature sash-style windows with timber surrounds, and a striking entrance hallway with original staircase.

The spacious accommodation is thoughtfully laid out over two floors and includes five bedrooms, with the added benefit of two ground floor bedrooms, offering excellent flexibility for those requiring single-level living, guest accommodation or a home office. The bright living accommodation provides ample scope to create a wonderful family home while preserving the property's inherent period charm.

To the rear, the property enjoys a private southernly facing garden while to the front there are pleasant open views.

Properties of this scale, character and town-centre convenience rarely come to the market. Whether you are searching for a distinctive family residence, an investment opportunity or a restoration project, Riverview House offers enormous potential.



Accommodation

Entrance 3.1m x 1.8m (10'2" x 5'11"):

Kitchen 4.4m x 4.8m (14'5" x 15'9"):

Dining Area 2.9m x 4.7m (9'6" x 15'5"):

Living Room 4.2m x 3.5m (13'9" x 11'6"):

Bedroom 1 4.6m x 4.9m (15'1" x 16'1"):

Bedroom 2 2.6m x 3.5m (8'6" x 11'6"):

W.C. 1.3m x 0.9m (4'3" x 2'11"):

First Floor

Hallway 3.3m x 10.0m (10'10" x 32'10"):

Master Bedroom 4.3m x 6.5m (14'1" x 21'4"):

Bedroom 3 4.6m x 5.0m (15'1" x 16'5"):

Bedroom 4 2.9m x 2.2m (9'6" x 7'3"):

Bedroom 5 4.1m x 5.3m (13'5" x 17'5"):

W.C. 1.5m x 1.9m (4'11" x 6'3"):

Bath 2.4m x 4.5m (7'10" x 14'9"):





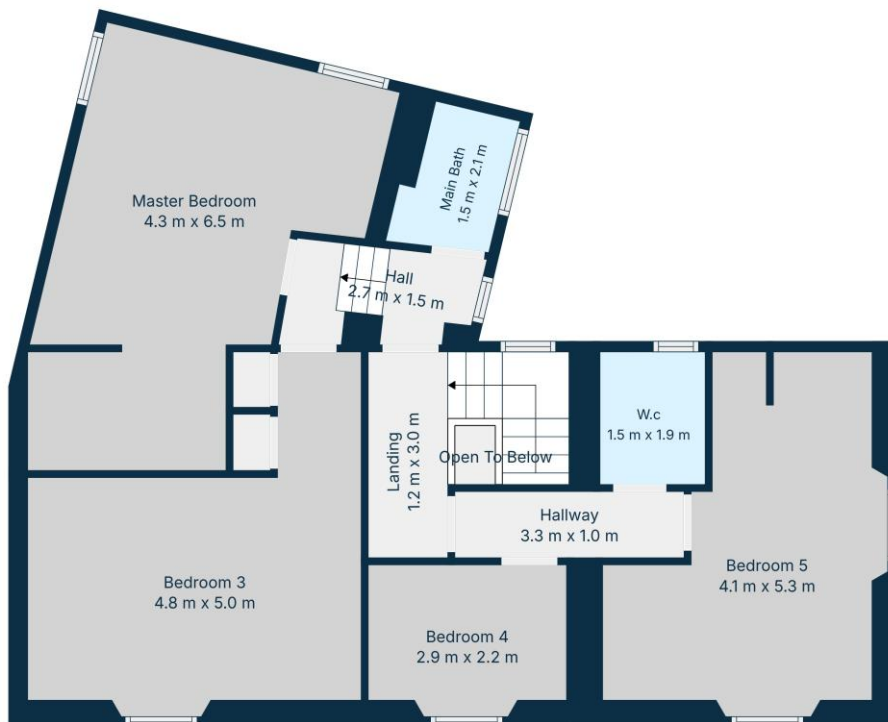
Special Features & Services

- Five-bedroom semi-detached period residence.
 - Many original features.
 - Excellent refurbishment opportunity with outstanding potential
 - Convenient to schools, shops, restaurants, public transport and the M11 motorway
-
- Services
 - Mains water, main sewerage, electricity,





TOTAL: 186 m²
 1st floor: 95 m², 2nd floor: 91 m²
 EXCLUDED AREAS: OPEN TO BELOW: 0 m², WALLS: 12 m²
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



TOTAL: 186 m²
 1st floor: 95 m², 2nd floor: 91 m²
 EXCLUDED AREAS: OPEN TO BELOW: 0 m², WALLS: 12 m²
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



NEGOTIATOR

Declan O'Leary
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

SOLICITOR

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001510