



# Hair Salon, Laundrette, & Residential Home, at Main Street, Bunclody, Enniscorthy, Co Wexford

Asking Price: €POA

**BER E1**

COLLIAS NEWMAN GOOD  
**DNG**

**O'CONNOR & O'CONNOR**



## DESCRIPTION

In the heart of Bunclody town, along the bustling N80, stands an imposing and impeccably presented property that seamlessly blends luxury living with lucrative business opportunities. This unique real estate gem features an expansive residential space complemented by two thriving businesses, all within the same distinguished structure.

The residential area of the property boasts lavish interiors and meticulous attention to detail, providing a spacious and comfortable haven for its occupants. From elegant living spaces to state-of-the-art amenities, this residence is a testament to refined taste and modern living. The strategic placement within the town centre ensures both convenience and exclusivity.

Not only does this property excel in residential grandeur, but it also stands out as a commercial hub with two flourishing businesses. With street frontage on both sides of the property, these businesses enjoy prime visibility and accessibility. The first business caters to Laundrette Services, while the second business specializes in the Hair & Beauty industry, creating a diverse and dynamic commercial landscape.

The property's prime location along the N80 further enhances its appeal, ensuring a constant flow of both local and passing foot traffic. The street frontage from both sides adds an extra layer of accessibility, making it a focal point for those exploring the town centre. The overall presentation of the property is nothing short of excellent, with architectural finesse and attention-grabbing aesthetics that elevate its prominence in the area.

As potential buyers or investors explore this multifaceted property, they'll discover a rare opportunity to seamlessly integrate luxurious residential living with successful commercial endeavours. "Town Centre Elegance" is not just a property; it's a lifestyle and a lucrative investment rolled into one, offering a unique and unparalleled experience at the intersection of opulence and business acumen.





## **ACCOMMODATION**

### **Ground Floor**

**Laundrette 1** 5.87m x 4.45m (19'3" x 14'7").

**Laundrette 2** 5.93m x 3.68m (19'5" x 12'1").

### **Court Yard**

**Store Room 1** 3.65m x 4.12m (12' x 13'6").

**Store Room 2** 3.57m x 4.42m (11'9" x 14'6").

### **Upper Ground Floor**

**Entrance Hall** 2.77m x 1.61m (9'1" x 5'3").

**WC** 1.35m x 2.42m (4'5" x 7'11").

**Hair Salon** 7.07m x 4.29m (23'2" x 14'1").

### **First Floor**

**Landing** 2.76m x 3.07m (9'1" x 10'1").

**Kitchen/Dining Room** 5.87m x 3.63m (19'3" x 11'11").

**Sitting Room** 5.87m x 3.69m (19'3" x 12'1").

**Guest WC** 2.75m x 1.13m (9' x 3'8").

### **Second Floor**

**Landing** 3.43m x 3.13m (11'3" x 10'3").

**Bedroom 1** 3.13m x 2.50m (10'3" x 8'2").

**Bathroom** 2.73m x 1.96m (8'11" x 6'5").

**Bedroom 2** 4.87m x 2.97m (16' x 9'9").

**Bedroom 3** 3.67m x 4.27m (12' x 14').

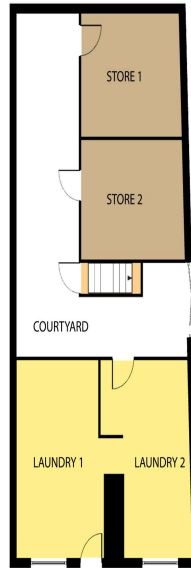
## **BER DETAILS**

BER: E1

BER No: 800969768

Energy Performance Indicator: 419.39 kWh/m<sup>2</sup>/yr

GROUND FLOOR



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FIRST FLOOR



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SECOND FLOOR



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**FURTHER INFORMATION/VIEWING**

By appointment with the sole selling agent DNG O'Connor & O'Connor. For further information please contact:

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