

Ref: 7899

NO. 34 ISLAND ROAD, ENNISCORTHY, CO. WEXFORD Y21 V6V3



QUINN PROPERTY

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Well Located Townhouse For Sale By Private Treaty

LOCATION & DESCRIPTION:

This property is centrally located within Enniscorthy, a thriving market town situated along the N11 and the River Slaney. There is a vast array of shops, services, amenities, primary and secondary schools servicing both a large urban and rural population. There is a swimming pool/recreation centre, several sports grounds including a rugby club and GAA club and several hotels including the four-star Riverside Park Hotel and five-star Monart. Surrounding the town, there is an 18-hole golf course, several pitch and putts, freshwater fishing. Enniscorthy has an excellent range of commuting options with Irish Rail providing easy commuting to Dublin Connolly/Rosslare Harbour, Wexford Bus & Bus Eireann, convenient access to the M11 to Dublin, N30 to New Ross, and N80 linking to Carlow, Laois & Offaly.

It should be noted that the property must be restored back in to use within a timely fashion after the closing date of a sale, and this time frame is yet to be confirmed. In addition, there will be a buyback option in the contract in favour of Wexford County Council should the property not be brought back into use within this required time frame. This property is currently on the Derelict Sites Register and will remain on same until such time as the property is rendered non-derelict, with the associated levies payable pending turnaround by the purchaser. Under no circumstances can the purchaser sell on or speculate on the property without having returned the property to productive end use.

Services & Features:

- Excellent Location
- Mains Services Present
- Rear Garden
- Property Extends to C. 31m²

Accommodation briefly comprises of:

- Original Residence: 4.7m x 4.8m
- Rear Extension: 3.0m x 2.6m

BER DETAILS:

BER: G
BER No. 118258417
Energy Performance Indicator: 2300.75 kWh/m²/yr

This property offers a great opportunity to acquire and restore a property in a prime location, turning it into a valuable investment or your ideal home.

A.M.V. €25,000

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.