

FOR SALE

AMV: €120,000

File No. d297.CWM



Apt. No. 1 Bridgepoint, Enniscorthy, Co. Wexford

- Central location in Enniscorthy Town with beautiful views of the River Slaney and St. Senans.
- Duplex apartment with stairs access to 2 bedrooms and 2 bathrooms
- Ideal starter home/investment property in a town centre location.
- Accommodation briefly comprises; entrance hallway, 2 bedrooms (master en-suite), family bathroom on first floor. Stairs to open plan living/dining area with large balcony.
- Extending to c. 81.5 sq.m. /
To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

Apt. No. 1 Bridgepoint, Enniscorthy, Co. Wexford

Kehoe & Assoc. are delighted to bring Apt. No. 1 Bridgepoint to market. This landmark location is central to Enniscorthy Town. Positioned off the Promenade in Enniscorthy above the Credit Union, across from the Bank of Ireland and An Post. This 2 bedroom, 2 bathroom duplex apartment has the benefit of a large balcony area overlooking the River Slaney and St. Senans. The pivotal position nesting under Castle Hill allows easy access to all imaginable amenities in Enniscorthy Town.

Viewing comes highly recommended and is by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. on 053 9144393.



ACCOMMODATION

Gated security access from the ground floor through a second door and staircase leading to Apt. No. 1 Bridgepoint on the second floor

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|-----------------|---------------|--|
| Hallway | 3.54m x 1.67m | Lino flooring, double door storage and hotpress with ample shelving. |
| Bedroom 1 | 4.83m x 2.79m | Carpeted flooring, walk-in wardrobe (1.04m x 0.83m – carpeted). Two large windows overlooking Enniscorthy town, post office and Bank of Ireland. |
| En-suite | 1.82m x 1.47m | Lino flooring, enclosed tiled shower stall with Sirrus pressure pump shower, w.h.b. with tiled splashback, mirror and lighting, w.c. |
| Bedroom 2 | 3.66m x 2.59m | Carpeted flooring, large window overlooking Enniscorthy's Old Bridge and River Slaney. |
| Family Bathroom | | Lino flooring, part-tiled walls, bath, w.h.b. with mirror & lighting overhead, w.c. |

Carpeted staircase leading to

| | | |
|-----------------------|---------------|--|
| Open Plan Living Area | 6.24m x 4.82m | Carpeted flooring, feature open fireplace with oak mantle and Liscannor stone hearth. Large sliding patio doors to balcony. |
| Kitchen Area | 2.23m x 2.08m | Lino flooring, floor & eye level cabinets and worktop space. Single drainer stainless steel sink unit, Beko electric oven with extractor overhead. |
| Storage Room | 3.55m x 1.22m | Lino flooring, Beko washing machine, Beko fridge-freezer and Bosch chest freezer. |

Total Floor Area: c. 81.5 sq.m. / 877 sq.ft.





Features

- Duplex apartment with stair access
- 2 bedrooms, 2 bathrooms
- Large open kitchen/dining area with large balcony overlooking Enniscorthy & Slaney River.

Services

- Mains water
- Mains drainage
- Electric storage heating
- Open fire

Management Company Details: The Management Company for 2022 was €1,351.62 to include block insurance and communal area maintenance. Please note refuse is not included.

Please Note: There is no parking with this property.

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: Y21 V803

Historic Enniscorthy Castle



Promenade / Walking Trail in Enniscorthy



Building Energy Rating (BER): E1 BER No. 116064924
Energy Performance Indicator: 326.83 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. PRSA No. 002141