



# Apartment 15, Parkton House, Parnell Road, Enniscorthy

Guide Price: €199,000



## DESCRIPTION

Set within the distinguished surroundings of Parkton House, No. 15 Parkton is an elegant first-floor apartment that effortlessly combines period charm with modern comfort. This beautifully proportioned two-bedroom residence forms part of a select development created within this impressive building, thoughtfully converted circa 2005.

Ideally positioned on Parnell Road in the heart of Enniscorthy, the property enjoys exceptional convenience, just a gentle stroll from an excellent range of amenities including primary and secondary schools, library, hotels, leisure centres, shops, cafés and restaurants. Enniscorthy itself is a town rich in history and culture, offering an abundance of heritage sites and attractions within easy reach.

Parkton is a superbly maintained development comprising an attractive mix of townhouses and apartments, approached through private entrance walls and piers with a tarmac driveway leading to the main residence and ample designated parking.

Internally, the apartment is beautifully presented throughout, retaining many original features synonymous with the grandeur of the building including high ceilings and large Georgian-style windows, all complemented by high-quality finishes. Accommodation briefly comprises communal entrance lobby, private entrance hallway, spacious living room, kitchen, shower room and two generous double bedrooms.

With a strong B3 BER rating, newly fitted electric heaters with smart phone access, allowing for convenient and efficient remote temperature control and a prime town-centre location, No. 15 Parkton presents a wonderful opportunity to acquire a stylish and character-filled home in one of Enniscorthy's most established developments.

## ACCOMMODATION

**Entrance Hallway:** 1.08m x 4.87m (3'7" x 16').

A welcoming entrance hallway featuring impressive high ceilings with decorative coving and walnut laminate flooring flowing seamlessly throughout the apartment, creating a warm and cohesive finish.





**Open Plan Living Area / Kitchen:** 5.88m x 7.02m (19'3" x 23').

A spacious and light-filled dual-aspect open plan living area and kitchen featuring walnut flooring continued from the hallway, elegant coving and decorative cornice centrepieces. The room is further enhanced by a striking marble fireplace with marble hearth, creating an attractive focal point. The kitchen has been recently hand-painted, adding a fresh and stylish finish to this bright and welcoming space.



**Bedroom 1:** 4.64m x 3.43m (15'3" x 11'3").

A generously proportioned double bedroom featuring walnut flooring, a window overlooking the rear of the building and an extensive built-in triple-door wardrobe with integrated vanity/desk area, providing excellent storage and practicality.

**Bathroom:** 3.44m x 1.85m (11'3" x 6'1").

Well-appointed bathroom with tiled flooring, partially tiled walls, electric shower, WC and WHB.



**Bedroom 2:** 3.44m x 3.46m (11'3" x 11'4").

A bright double bedroom featuring walnut flooring, built-in double-door wardrobe with integrated vanity/desk area and a window overlooking the front of the property.



### BER DETAILS

BER: B3

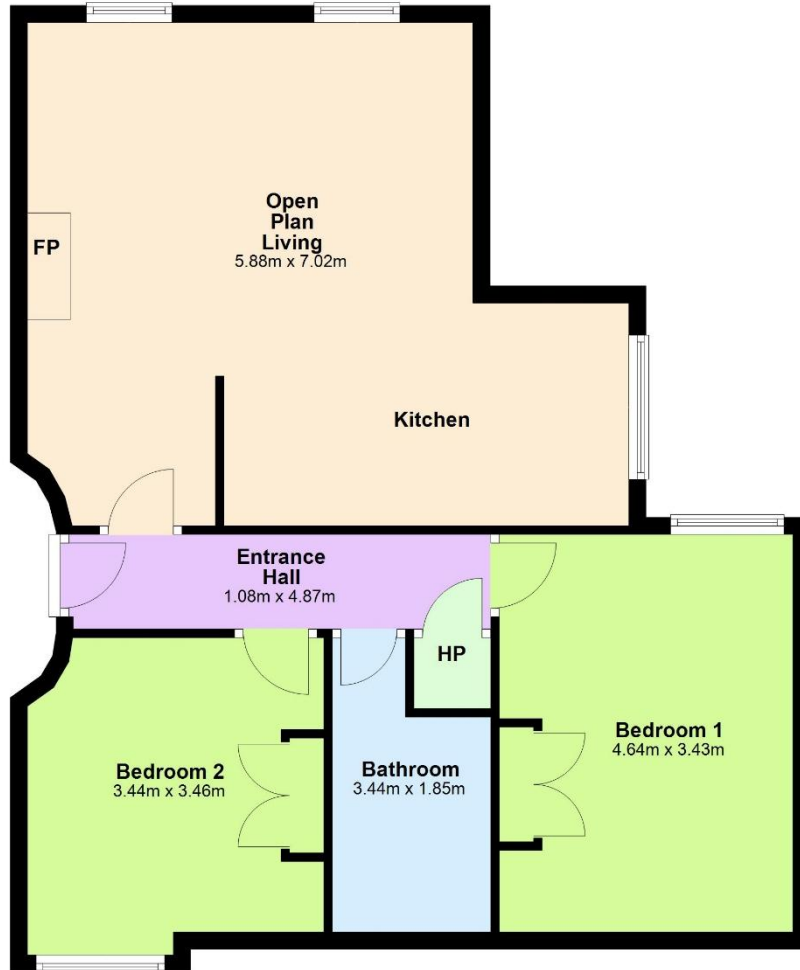
BER No: 119394419

Energy Performance Indicator: 136.97 kWh/m2/yr

### GUIDE PRICE

Guide Price: €199,000

## First Floor



Total area: approx. 76.5 sq. metres

### FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor.

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