

# For Sale

Asking Price: €599,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Former Presbyterian Church & House  
Millpark Road,  
Enniscorthy,  
Co. Wexford.. Y21 XE97

BER EXEMPT

[sherryfitz.ie](http://sherryfitz.ie)



A once in a lifetime opportunity to acquire a Church and house situated in the heart of Enniscorthy town.

The Presbyterian Church was built in 1866 and was an important component of the mid nineteenth-century heritage of Enniscorthy town and forming part of everyday life in the town up until recent times. The building itself is in good order built with a granite ashlar wall to entrance (east) front on cut-granite plinth with rusticated cut-granite pilasters to corners. Internally you enter into a large seating area with kitchen and WC to the rear while you walk up the beautiful-rounded staircase to the balcony area overlooking the worship area.

The dwelling house has only recently undergone extensive refurbishment standing at 158.5sq. m approx. and offers generous accommodation, briefly comprising of entrance hallway, sitting room, a kitchen/dining room, living room, office, utility, guest WC and a garage on the ground floor. A staircase raises to the first floor which comprises a family bathroom and three bedrooms including the master bedroom which has an ensuite and walk-in wardrobe. The property has an abundance of character and huge potential with off street parking while there is a beautiful iron railing to the front along with road.

The properties are approx. 100 metres from the Bank of Ireland the Post Office while is approx. a 5 minute walk to the heart of the town.

This is certainly a opportunity not to be missed.



## Accommodation

### Church

**Porch** 1.38m x 6.93m (4'6" x 22'9"):

**Main Church** 13.60m x 6.93m (44'7" x 22'9"):

**Kitchen** 4.61m x 3.18m (15'1" x 10'5") at widest point:

**Guest WC** 1.30m x 1.45m (4'3" x 4'9"):

### **Main House**

**Entrance Porch** 1.55m x 2.30m (5'1" x 7'7"):

**Hallway** 2.36m x 2.28m (7'9" x 7'6")m at widest point:

**Sitting Room** 6.33m x 3.30m (20'9" x 10'10"):

**Living Room** 3.46m x 3.25m (11'4" x 10'8"):

**Kitchen/Dining Room** 2.70m x 4.65m (8'10" x 15'3") at widest point:  
laminated wood flooring, fitted kitchen units, electric oven and hob, fridge freezer

**Utility Room** 2.80m x 5.84m (9'2" x 19'2") at widest point:  
laminated wood flooring, in-built storage units, plumbed for washing machine and dryer

**WC** 1.01m x 1.99m (3'4" x 6'6"):  
laminated wood flooring, WC, wash hand basin

**Office/Study** 5.15m x 3.28m (16'11" x 10'9"):  
laminated wood flooring, in-built shelving

**Garage** 3.68m x 2.44m (12'1" x 8"):

### First Floor

**Landing** 4.42m x 2.25m (14'6" x 7'5")m at widest point:

**Master Bedroom** 4.34m x 3.30m (14'3" x 10'10"):

**Walk in wardrobe** 1.84m x 1.47m (6' x 4'10"):

**En-suite** 1.84m x 1.70m (6' x 5'7"):  
tile flooring and walls, shower, WC, wash hand basin

**Bedroom 1** 2.76m x 3.57m (9'1" x 11'9"):

**Bedroom 2** 3.45m x 3.26m (11'4" x 10'8") at widest point:

**Bathroom** 1.81m x 2.66m (5'11" x 8'9") at widest point:  
tile flooring and walls, bath, WC, wash hand basin





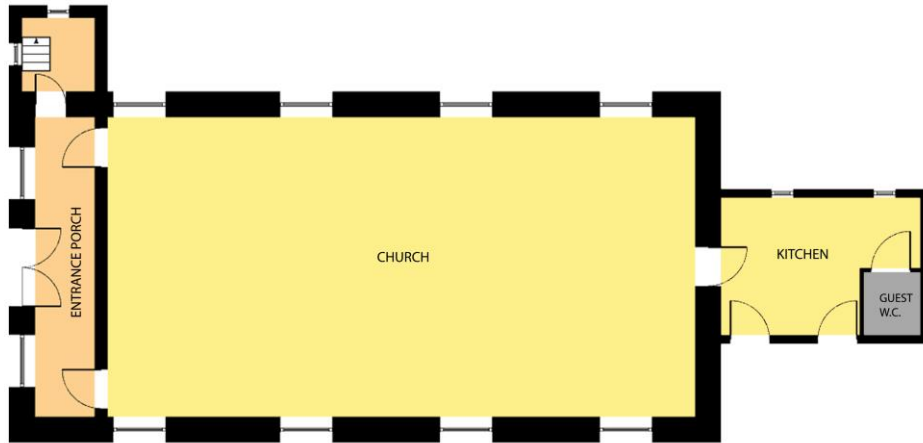
### Special Features & Services

- Detached three bedroom dwelling 1706 sq ft, Church building 1513 sq ft
- Town centre Location .
- Walking distance of all amenities.

**BER** BER To be confirmed. Church exempt



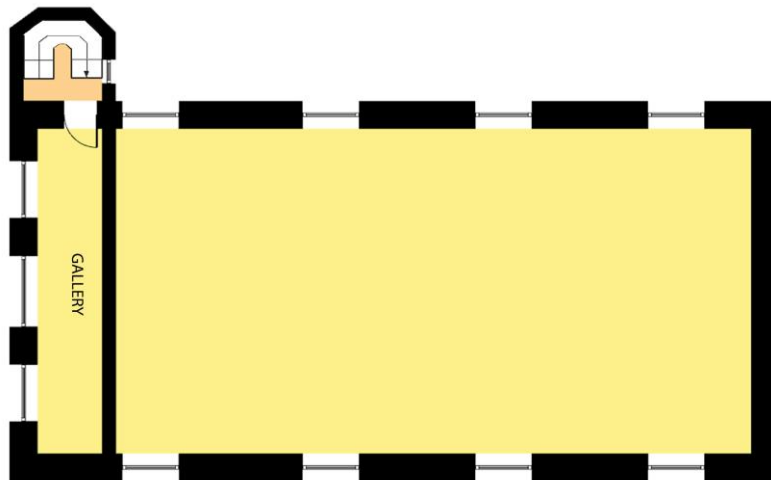
GROUND FLOOR



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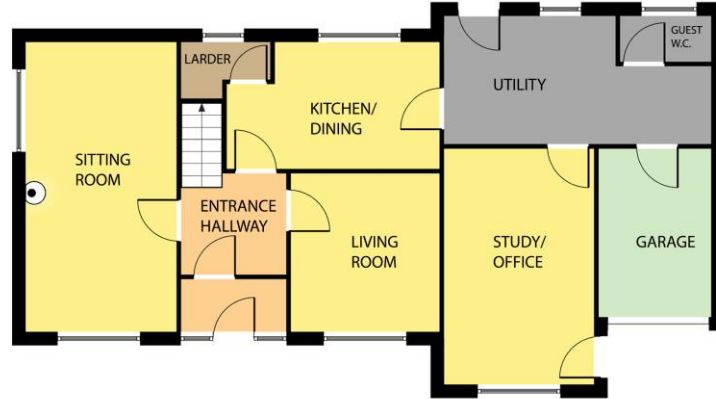
FIRST FLOOR



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