



**Apartment 23, Parkton  
House, Parnell Road,  
Enniscorthy, Co. Wexford**

Guide Price: €160,000



## DESCRIPTION

Parkton House exudes elegance and grandeur, and it is no surprise that No. 23 Parkton reflects the very same charm and character throughout. This beautifully presented one-bedroom first floor apartment forms part of an exclusive collection of apartments within this impressive turn-of-the-century 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 a host of local amenities including primary and secondary schools, library, hotels, leisure centres, shops, cafés and restaurants. Enniscorthy itself is a vibrant and historic town, rich in heritage and culture with an abundance of attractions nearby.

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.

Internally, the apartment is beautifully presented throughout, retaining many of the original features synonymous with the grandeur of the building including high ceilings, large Georgian-style windows and period detailing, all combining to create a warm and elegant living space.

Accommodation briefly comprises communal entrance lobby, private entrance hallway, living room, kitchen, shower room and one spacious double bedroom. No. 23 Parkton presents an ideal opportunity for first-time buyers, downsizers or investors seeking a stylish home in an exceptional town centre location.

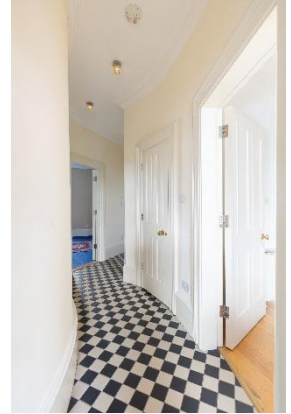
## ACCOMMODATION

**Entrance Hall:** 3.91m x 3.08m (12'10" x 10'1").

An elegant curved entrance hallway featuring tiled flooring, impressive high ceilings, decorative coving and beautifully crafted period-style carpentry throughout, immediately reflecting the character and charm synonymous with Parkton House.

**Living Room:** 4.43m x 4.72m (14'6" x 15'6").

A bright and spacious living room featuring solid wood flooring, decorative coving and an elegant marble fireplace with matching marble surround, creating an attractive focal point to the room. Two large windows overlook the front of the property, allowing for an abundance of natural light, while an open archway leads seamlessly through to the kitchen area.





**Kitchen/Dining Room:** 2.96m x 2.05m (9'9" x 6'9"). Well-appointed kitchen fitted with cream units complemented by timber-effect countertops and tiled splashback. The kitchen also features an electric hob and oven, with a window to the side of the property providing natural light and ventilation.

**Bedroom:** 4.31m x 1.17m (14'2" x 3'10").

A generously sized double bedroom featuring carpeted flooring, a window overlooking the rear of the property and extensive built-in triple-door wardrobes providing excellent storage space.



**Shower Room:** 3.24m x 2.79m (10'8" x 9'2").

Spacious shower room featuring tiled flooring, partially tiled walls and electric shower, all presented in a bright and practical layout.



### **BER DETAILS**

BER: C3

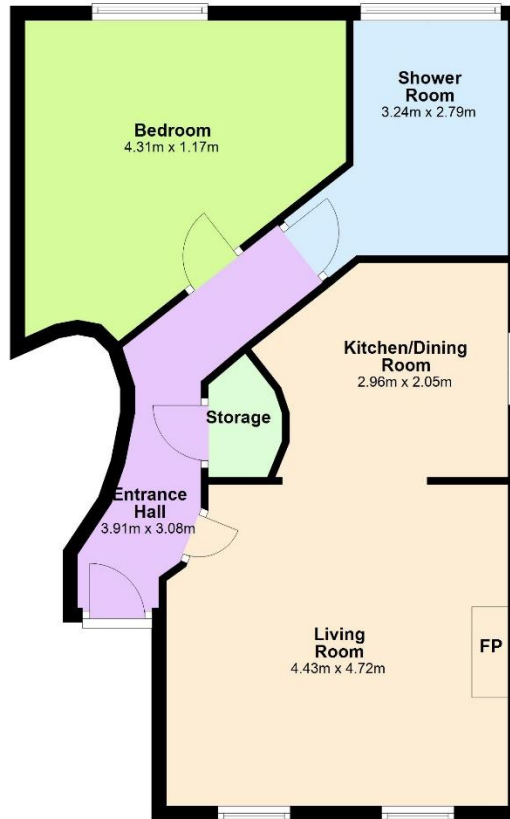
BER No: 113250567

Energy Performance Indicator: 207.51 kWh/m<sup>2</sup>/yr

### **GUIDE PRICE**

Guide Price: €160,000

## First Floor



### FURTHER INFORMATION/VIEWING

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

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