

FOR SALE

AMV: €395,000

File No.d670.CM



‘Abbey House’, Templeshannon, Enniscorthy, Co. Wexford

- Situated in the heart of Enniscorthy town, residents of ‘Abbey House’ benefit from easy access to a wealth of amenities, including shops, restaurants, schools, and transportation links ensuring convenience and connectivity.
- Truly unique period property extending to c. 315 sq.m. / 3,390 sq.ft. set on a private c. 0.54 acre site surrounded by mature foliage.
- Standing as a testament to the area's rich heritage, ‘Abbey House’ offers its fortunate owners a piece of local history.
- Boasting exquisite period features, ‘Abbey House’ offers a glimpse into its rich past through its intricate architectural details, spacious rooms and serene gardens.
- ‘Abbey House’ presents an exciting opportunity to acquire unique family home in Enniscorthy Town Centre.
- Accommodation briefly comprises; entrance hallway, living room, kitchen, dining room, pantry, sitting room, tv room, home office, shower room, family bathroom and 5 bedrooms.
- Buyers eligible to apply for the Vacant Property Refurbishment Grant of up to €50,000.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

Kehoe & Associates are proud to present this truly unique property to market. 'Abbey House' is a magnificent period property nestled in the heart of Enniscorthy town. Steeped in history and offering a rare opportunity, this listed gem sits on a secluded 0.54 acre site, providing a tranquil retreat within the bustling town centre. Situated on the River Slaney, Enniscorthy Town occupies a central position within County Wexford. All amenities can be found conveniently in this area including primary and secondary schools, shops, bars, eateries, sports clubs, Enniscorthy Golf Club etc. Voted 'Ireland's Best Beach' at the Irish Independent Reader Travel Awards 2024, Curracloe Beach is less than 30 minutes' driving distance away. The M11 Motorway is less than 5 minutes' drive from 'Abbey House' making south County Dublin easily accessible in 1 hour driving time.



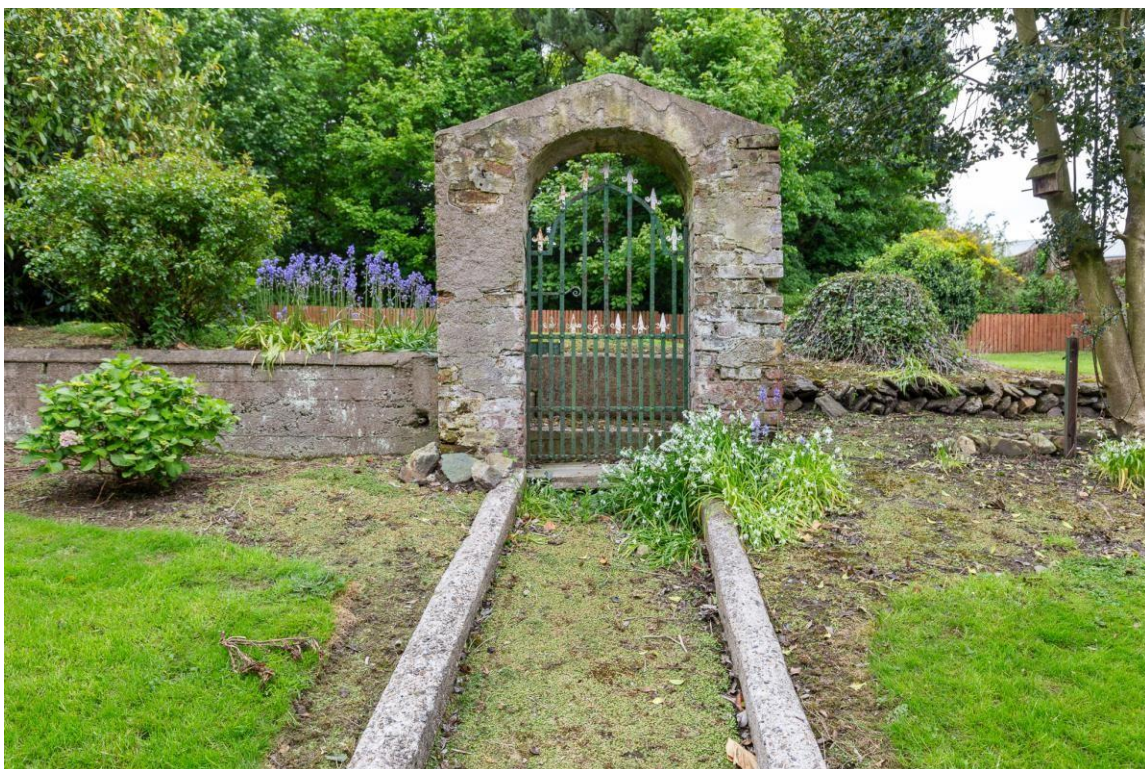
‘Abbey House’, Templeshannon, Enniscorthy, Co. Wexford

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‘Abbey House’ is a rare gem, offering discerning buyers an opportunity to own a piece of Enniscorthy's heart. Set on a private c. 0.54 acre site, this historic property exudes character and charm, with its grand façade and period features evoking a sense of bygone elegance. Enniscorthy town itself is steeped in history, and ‘Abbey House’ is no exception. As a listed property on the Record of Protected Structures in Wexford (PRS No. 15603175), it stands as a testament to the area's rich heritage, presenting its fortunate owners with a piece of local history.

Internally, the property offers flexible living accommodation, providing ample space for both family living and entertaining. With extensive living space, incorporating 5 spacious bedrooms, living room, tv room, home office, kitchen, dining room, shower room, family bathroom and a most impressive sitting room, ‘Abbey House’ offers versatile options to suit your needs. Externally, the various outbuildings, serene gardens and sheltered courtyard area further enhance this magnificent property's appeal.

While ‘Abbey House’ requires modernisation, its untapped potential presents an exciting canvas for those with a creative vision. With its town centre location and proximity to amenities, this property offers the perfect blend of convenience and tranquility, making it a truly unique offering in the market. Don't miss your chance to own a piece of Enniscorthy's history and create a home filled with character and charm. Contact us today to arrange a viewing and unlock the potential of ‘Abbey House’.





ACCOMMODATION

Ground Floor

Entrance Hallway	4.14m x 1.78m 3.42m x 3.02m (max)	Tiled floor, ceiling coving and centrepiece. Carpet floor and staircase to first floor.
Living Room	7.25m x 4.12m (max)	Carpet floor, ceiling coving, gas fireplace, window shuttering, storeroom and window overlooking front garden.
TV Room	4.16m x 2.71m	Carpet floor, ceiling coving, centrepiece, window shuttering, open fireplace with granite hearth window overlooking front garden.
Home Office	4.04m x 2.96m	Carpet floor, built-in storage unit and large window overlooking rear garden.
Shower Room	1.89m x 1.22m	Tiled floor, w.c., w.h.b., shower stall with Myra electric and tiled surround.
Dining Room	5.97m x 3.70m	Tiled floor, built-in storage unit, plumbed for dishwasher and open archway into:
Kitchen	3.57m x 2.41m	Tiled floor, floor and eye level units, Bosch electric double oven, electric hob with extractor fan, stainless steel sink, tiled splash back, plumbed for washing machine, door to rear garden and open archway into:
Pantry	3.99m x 3.67m	Lino floor and hotpress.





ACCOMMODATION

Half Landing Return

Sitting Room 8.06m x 6.23m Carpet floor, 4.5m high ceilings, feature open fireplace, ceiling coving, centrepiece and dual floor to ceiling windows overlooking rear garden with window shuttering.

First Floor

Landing Area 4.83m x 3.07m
(max) Carpet floor and staircase to second floor.

Bedroom 2 4.60m x 4.20m Carpet floor and window shuttering.

Master Bedroom 5.63m x 4.08m Carpet floor, ceiling coving and window shuttering.

Family Bathroom 4.02m x 3.04m Lino flooring, w.c., w.h.b., bath with tiled surround and shower stall with pump shower.



ACCOMMODATION

Second Floor

Bedroom 3	6.02m x 4.10m	Carpet floor and window overlooking front garden.
Bedroom 4	5.88m x 4.64m (max)	Carpet floor and window overlooking front garden.
Bedroom 5	3.64m x 3.33m	Timber floor and built-in storage unit.

Total Floor Area: c. 315 sq.m. / c. 3,390 sq.ft.





Features

- Located in the heart of Enniscorthy Town
- 5-bedroom / 2-bathroom
- Truly unique period property
- Split level accommodation extending to c. 315 sq.m. / 3,390 sq.ft.
- Exceptional opportunity
- Untapped potential

Outside

- Extensive rear lawn
- Various outhouses
- Enclosed courtyard area
- c. 0.54 acre site
- Rear garden offers complete privacy
- Mature foliage and shrubbery
- Kerbside entrance

Services

- Mains water
- Mains drainage
- O.F.C.H
- ESB
- Fibre broadband available
- Fully alarmed

NOTE: We have been informed that this property qualifies for the Vacant Property Refurbishment Grant.

VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: From Wexford: Take the N11 towards Enniscorthy. Continue onto the R772 into Enniscorthy Town. Cross the bridge and immediately turn right. Take the next right onto the R744, then keep left. Continue on the R744 for 200m and 'Abbey House' is on your right-hand side.

From Dublin: Take the M11 towards Wexford and exit at junction 25 for Enniscorthy. At the roundabout, take the R744 signposted for Blackwater. At the next roundabout, take the second exit for Enniscorthy. Continue on the R744 into Enniscorthy Town for 3.1km and 'Abbey House' will be on your left-hand side.



GROUND FLOOR

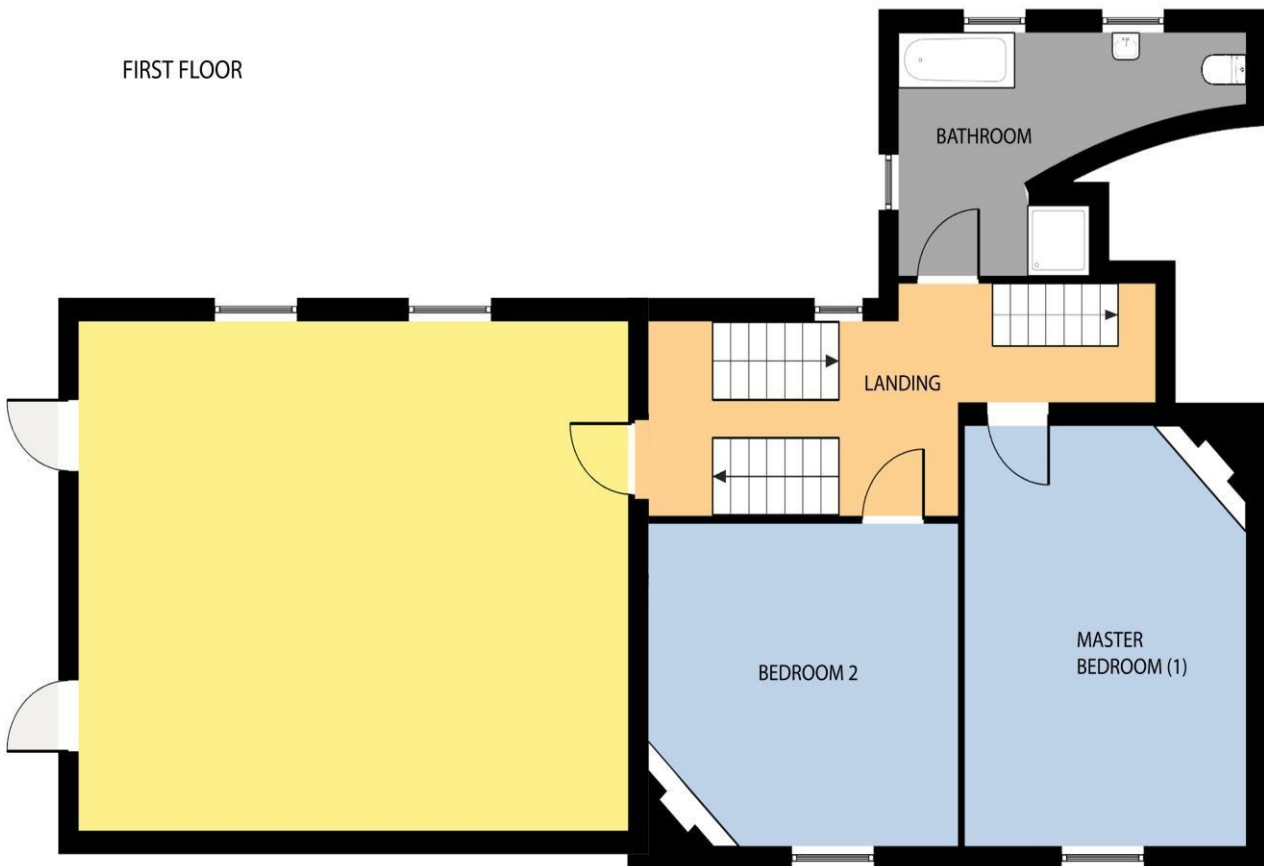


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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SECOND FLOOR



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BER: EXEMPT

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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. PRA No. 002141