

For Sale

Asking Price: €225,000

**Sherry
FitzGerald**
O'Leary Kinsella



25 Court Street, Enniscorthy,
Co. Wexford., Y21 P4V8



sherryfitz.ie



Attractive three story commercial /residential premises boasting a large rear garden and a 3 bed apartment to the first floor. Town Centre location on busy pedestrian shopping street.

Large fronted display windows with own door to apartment.

Adjoining occupiers include accountant, O'Briens coffee shop, chemists.

Extends to 155.9 sq. meters.

Enjoys two ground floor retail unit with storage rooms, wc & large garden to rear with large shed.

Separate entrance to first floor with stairs off to 3 bed roomed apartment, there is a stairs to the third floor but needs total renovation.

Suit a variety of occupiers.



Accommodation

Shop 1 5.46m x 3.62m (17'11" x 11'11"):
Back area 4.50m x 2.89m

Store Room 3.47m x 2.35m (11'5" x 7'9"):
door to rear garden

WC 2.00m x 1.76m (6'7" x 5'9"):

Shop 2 5.69m x 3.45m (18'8" x 11'4"):
With original arch to rear garden

First Floor

3 Bed Apartment

Kitchen/living room 4.76m x 3.34m (15'7" x 10'11"):
With fitted kitchen units and living area.

Bedroom 1 3.83m x 2.63m (12'7" x 8'8"):
With carpet to floor

Bedroom 2 2.369m x 2.56m (7'9" x 8'5"):
With carpet to floor

Bedroom 3 4.61m x 3.10m (15'1" x 10'2"):
With carpet to floor

Bathroom 2.41m x 1.66m (7'11" x 5'5"):
With bath, wc and whb.

2nd Floor 3 rooms in need of total renovation.

Rear Garden Large rear garden with large detached shed.

Special Features & Services

- In need of total upgrading at second floor.
- Ideal investment opportunity .
- Extends to 155.9 sq. meters.
- Excellent town centre location.
- Well located a short walk to all amenities of Enniscorthy Town.

Services

- Mains water as sewage.

BER BER G, BER No. 800839656





Directions

Just off Rafter St.



NEGOTIATOR

Declan O'Leary
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001510