

For Sale

Asking Price: €150,000

**Sherry
FitzGerald**
O'Leary Kinsella



19 Viking Wharf,
Enniscorthy,
Co. Wexford.
Y21H524

sherryfitz.ie



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Sherry FitzGerald O'Leary Kinsella are proud to present to the market '19 Viking Wharf' a lovely, modern two-bedroomed ground floor apartment (approx. 69.48 sqmts), well located in Enniscorthy town centre.

A hallway leads you to a light filled open plan kitchen/dining/living area. Two well-proportioned bedrooms and a family bathroom complete the accommodation of this apartment.

The property is enhanced by its prime location being a few steps from the train station. Convenience is the key, and for access to Enniscorthy and a wide variety of recreational facilities and close to excellent amenities such as train station, an array of shops, restaurants, cafe's, schools, public swimming pool and public transport, there is no better.

Viewing is strongly recommended for first time buyers/investors to appreciate all that this apartment has to offer.

View and be impressed!



Special Features & Services

- Large open plan lounge/kitchen with small balcony off.
- uPVC double glazed windows
- Ideal investment property or first-time buyer home. Walking distance of all amenities and beside the train station.
- Shared private parking at the rear of the apartment building & public parking to the front.
- In need of some upgrading.
- **Services** Mains water & sewerage, electricity. Management fee €1500 per year (2024) to include block insurance an upkeep of communal areas.

Accommodation

Entrance Hall 0.94m x 0.53m (3'1" x 1'9"): With doors off to hot-press and storage press.

Kitchen/lounge 2.72m max x 2.92m (8'11" max x 9'7"): Large open plan room with enjoys a kitchenette, dining area and cozy sitting area with door to small balcony.

Bathroom 0.53m x 1.4m (1'9" x 4'7"): With bath & handheld shower over, wc and whb.

Bedroom 1 3.74m x 3.09m (12'3" x 10'2"): Double room.

Bedroom 2 4.28m x 2.41m (14'1" x 7'11"): Double room with built-in wardrobes.

BER To be confirmed, BER No. To be confirmed





NEGOTIATOR

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