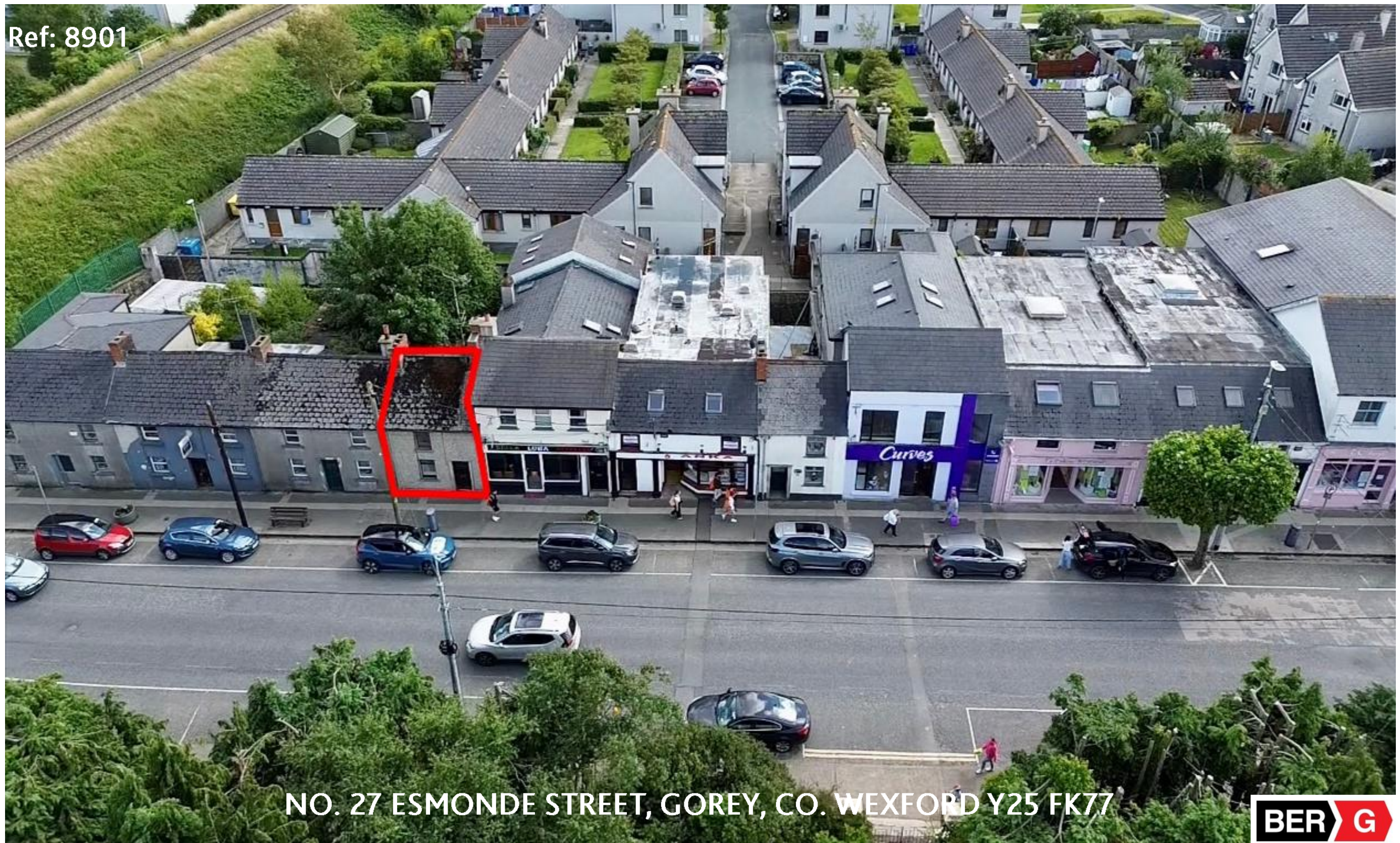


Ref: 8901



NO. 27 ESMONDE STREET, GOREY, CO. WEXFORD Y25 FK77



QUINN PROPERTY

www.quinnproperty.ie

One Bedroom Townhouse With Commercial Development Potential For Sale By Online Auction On Wednesday 24th Of June At 12 Noon

LOCATION & DESCRIPTION:

This appealing mid-terrace property is ideally positioned in the heart of Gorey town centre on Esmonde Street, a well-established commercial and retail location often referred to locally as the "Boutique Boulevard." As an extension of the town's Main Street, Esmonde Street enjoys strong pedestrian traffic and a vibrant mix of businesses, with commercial and retail premises in the area achieving premium rental values. A full range of town amenities is conveniently accessible on foot. In addition, Wexford County Council is currently advancing an exciting regeneration project for Esmonde Street and Esmonde Lane, aimed at improving infrastructure and enhancing the overall streetscape and environment.

Gorey offers an excellent selection of schools, restaurants, cafés, shops, pubs, hotels, a cinema, theatre, and sporting facilities including GAA and rugby grounds, along with an extensive range of leisure amenities such as sandy beaches, golf courses, swimming pools, and leisure centres. The town is exceptionally well connected, with regular commuter services provided by Bus Éireann and the local train station, while Dublin is reachable in approximately one hour.

Occupying a prime retail position, this townhouse also offers significant potential for further development, making it an outstanding investment opportunity. With careful planning and enhancement, the property has the capacity to generate strong returns while appealing to both commercial and residential sectors. The property also benefits from rear access via a private backyard leading onto a laneway.

Accommodation extends to C. 52m² and comprises as follows:

Entrance Hall:	1.4m x 1.0m	Tiled flooring.
Living Room:	4.4m x 3.2m	Fire place with open fire.
Kitchen:	3.5m x 2.8m	Hot press.
Utility Room:	2.5m x 2.0m	Fitted cabinets, door to rear.
Shower Room:	1.6m x 1.5m	Tiled flooring, W.C., W.H.B., shower.
First Floor		
Bedroom	4.3m x 3.3m	Carpet flooring, built-in wardrobe.



SERVICES AND FEATURES:

All Mains Services
Solid Fuel Heating
Property Extends To: c. 52m²
Built: 1800's
Enormous Commercial Development Potential (S.T.P.P.)
Commercially Zoned 'Retail Core' (R.C.)
High Profile Street Level Premises

BER DETAILS:

BER: G
BER No.: 119433886
Energy Performance Indicator: 562.34kWh/m²/yr

This Is A Rare Opportunity To Acquire A Prime Investment Property in Gorey's Retail/Commercial Core.

A.M.V. €100,000

QUINN PROPERTY

www.quinnproperty.ie

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Carnew: 053 94 26234
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Legal: Kevin O'Doherty, O'Doherty Warren, Solicitors, Melrose, 2 Charlotte Row, Gorey, Co. Wexford. Tel. No. 0539421587

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

