

Ref: 8900



11 THE SHANNON, ENNISCORTHY, CO. WEXFORD Y21 P6R6

BER C2

QUINN PROPERTY

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Two-Bedroom Terraced Townhouse In A Prime Central Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to bring this well-located townhouse to the market. Ideally positioned in the heart of Enniscorthy, just a short walk from Enniscorthy Town Centre and is close to all services. Enniscorthy offers a comprehensive suite of amenities to include primary and secondary schools, restaurants, shops, pubs, hotels, cafés, leisure centres and GAA and soccer clubs. The vibrant market town is centrally located in County Wexford along the M11, approximately 22 km north of Wexford Town and 25 km south of Gorey.

Commuting is made particularly convenient, with the M11 motorway only a ten-minute drive away, ensuring easy access to Wexford, Gorey, and South Dublin. This property offers an ideal balance of modern comfort, community atmosphere, and everyday convenience. This is an excellent opportunity to secure an established home in a prime location, perfect for a first time buyer, downsizers, or investors alike.



Accommodation in the property is bright and well-laid out with a spacious living room, kitchen/dining room, bathroom and W.C., on the ground floor with two bedrooms located on the first floor, the entire property extends C.77m².

Accommodation comprises as follows:

Entrance Hall:	1.1m x 6.6m	Laminate flooring, stairs to first floor.
Living Room:	4.9m x 2.7m	Laminate flooring, double doors to entrance hall, brick fire place.
Bathroom:	1.5m x 1.8m	Fully tiled, electric shower, W.H.B.
Kitchen / Dining Room:	7.4m x 3.1m	Linoleum flooring, fitted kitchen units at waist and eye level, tiled splashback, door to rear yard, velux windows, hotpress.
W.C.	1.5m x 1.0m	Linoleum flooring
Bedroom 1:	3.2m x 3.3m	Laminate flooring.
Bedroom 2:	3.8m x 3.2m	Laminate flooring, built in wardrobe





OUTSIDE:

Outside the property there is a rear gravel yard that can be easily accessed via the door from the kitchen and via a shared laneway. The yard is fully fenced, offers a good level of privacy and has a garden shed ideal for storage. The garden also benefits from a sought-after south-west facing orientation, allowing for plenty of natural light throughout the day.



SERVICES AND FEATURES:

Mains Water
Mains Sewage
Oil Fired Central Heating
Property Extends To: C.77m²
Built: 1900
Enclosed Rear Yard



BER DETAILS:

BER: C2
BER No.: 101833382
Energy Performance Indicator: 197.89kWh/m²/yr



A Delightful Opportunity To Acquire A Superb Home In A Vibrant, Well-Connected Location

A.M.V. €175,000

QUINN PROPERTY

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FLOORPLAN TO FOLLOW

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

