

Ref: 8968

BORRMOUNT, BREE, ENNISCORTHY, CO. WEXFORD Y21 N2C0



QUINN PROPERTY

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THREE BEDROOM DETACHED COTTAGE ON C 0.4 ACRES FOR SALE BY PRIVATE TREATY

LOCATION & DESCRIPTION:

This property is located in Borrmount village, 4km from Bree, 5km from Enniscorthy town and just 4km from the M11. Enniscorthy is a thriving market town situated along the N11 and the River Slaney. There is a vast array of shops, services, primary and secondary schools servicing both a large urban and rural population. There is a swimming pool, several sports grounds including a rugby club and GAA club. Enniscorthy also offers several hotels including the five star Monart Destination Spa. Surrounding the town there is an 18-hole golf course. Enniscorthy has an excellent range of commuting options with Irish Rail providing easy commuting to Dublin Connolly/Rosslare Harbour, Wexford Bus & Bus Eireann, convenient access to the M11 to Dublin, N30 to New Ross, and N80 linking to Carlow.

This residence is a two-up, two-down cottage, that has been extended to the rear in more recent times. The original dwelling dates back over 100 years. It should be noted that the property must be restored back in to use within a timely fashion after the closing date of a sale, and this time frame is yet to be confirmed. In addition, there will be a buyback option in the contract in favour of Wexford County Council should the property not be brought back into use within this required time frame. This property is currently on the Derelict Sites Register and will remain on same until such time as the property is rendered non-derelict, with the associated levies payable pending turnaround by the purchaser. Under no circumstances can the purchaser sell on or speculate on the property without having returned the property to productive end use.

Accommodation comprises of:

- | | | |
|-----------------|-------------|-----------------------------|
| • Kitchen: | 4m x 1.7m | Tiled Floor |
| • Living room: | 4m x 3.3m | Tiled Floor |
| • Utility Room: | 2.2m x 1.2m | Tiled Floor |
| • Back Hallway: | 2.4m x 2.1m | |
| • Bathroom: | 2.3m x 2.2m | |
| • Bedroom 1: | 3.7m x 3m | Timber Floor |
| • Bedroom 2: | 3.7m x 2.6m | Laminate Floor |
| • Bedroom 3: | 3.9m x 2.5m | Laminate Floor Open Fire |
| • Garden Shed: | 10m x 3m | |

Services & Features:

- Excellent Location
- Mains Services Water
- Septic Tank

BER DETAILS: To Follow

BER:
BER No.
Energy Performance Indicator

A.M.V €100,000

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.