

Ref: P3583

BER D2



NO. 44 WEAVER STREET, ENNISCORTHY, CO. WEXFORD Y21 X0T4

QUINN PROPERTY

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WELL PRESENTED TWO BEDROOM TOWNHOUSE IN A GREAT LOCATION

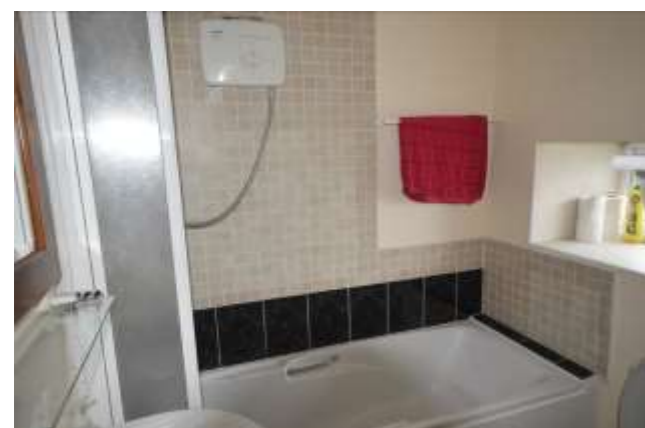
For Sale By Private Treaty



LOCATION: No. 44 is located centrally on Weafer Street in the town of Enniscorthy, just 400m from Market Square. The property is within walking distance of schools, supermarkets, sports facilities, restaurants, pubs, hotel and churches. Enniscorthy is fast becoming a commuter town with the new bypass due to open in 2019.

DESCRIPTION: The property was constructed in the 1880's, has a tiled roof and double glazed windows and doors and a new oil fired heating system has just been installed. It is brought to the market in great condition having been recently decorated and is ready for immediate occupation without further expenditure. Accommodation comprises of:

Kitchen:	3.1m x 2.8m	Eye & waist level fitted kitchen units, electric cooker, extractor fan, tiled floor, door to rear yard, double doors to kitchen
Living Room:	4.6m x 4.2m	Open fire, laminate floor, blinds, under stairs storage, stairway, front door
Landing:	2.9m x 1.1m	Carpet, hot-press
Bedroom 1:	2.6m x 2.5m	Carpet, blinds
Bedroom 2:	2.5m x 2.1m	Carpet
Bathroom:	1.8m x 1.6m	Bath, electric shower, w.b., w.h.b., tiled floor, tiled bath/shower surround



OUTSIDE: There is a small outdoor area to the rear of the property for storage.

SERVICES

Oil Fired Central Heating
All Mains Services
Double Glazed Windows & Doors
Property Extends To: 49m²

BER DETAILS:

BER D2
BER No. 111881579
E.P.I.: 292.58 kWh/m²/yr

DIRECTIONS: From the Market Square in Enniscorthy, proceed up the hill on Weafer Street. Continue through the first crossroads and the property is on the right hand side with **QUINN PROPERTY** signboard.

A.M.V. €95,000

IDEAL STARTER HOME OR INVESTMENT PROPERTY

The above particulars are issued by Quinn Property on the understanding that any negotiations whatsoever concerning the property are conducted through him. 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responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.