



NO. 4 MILL PARK ROAD, ENNISCORTHY, CO. WEXFORD Y21 H2H0

Ref: P2585



QUINN PROPERTY

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Two Bedroom Mid-Terrace Town House In Excellent Location
For Sale By Private Treaty



LOCATION AND DESCRIPTION

No. 4 Mill Park Road enjoys a superb location in a much sought after area along the Mill Park road and is within walking distance of all amenities i.e. shops, schools, churches, Health Centre, Riverside hotel, restaurants etc. The property is located along the N30 (New Ross road) and only 300m from the roundabout/Post Office. Wexford town is a twenty minute drive and south Dublin can be reached in a little over an hour. Commuter Services such as Wexford Bus, Bus Eireann and the railway station offer convenient hourly services

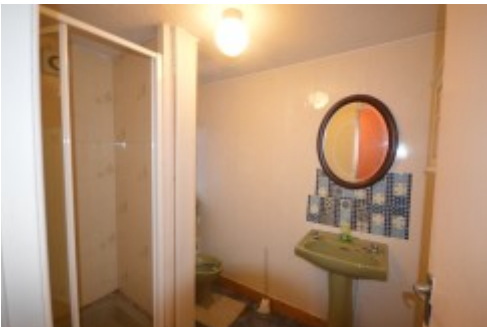
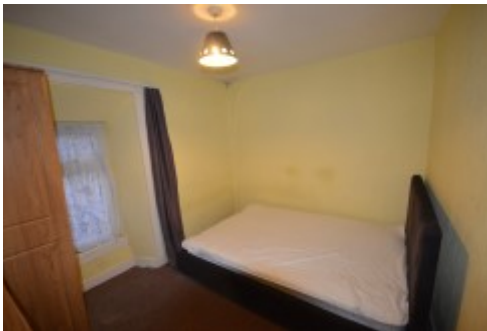
No. 4 Mill Park Road is a compact two bedroom residence with an enclosed walled-in rear yard/garden with rear access. Accommodation comprises of:



Entrance Hall:	3.2m x 1.0m	Stair well
Livingroom:	3.8m x 2.8m	Carpet, solid fuel stove
Kitchen:	3.2m x 2.4m	Fitted units, open fire
W.C:	2.3m x 1.7m	W.C., W.H.B.
Utility Room:	2.3m x 1.7m	Washing machine
Landing;	1.6m x 1.0m	
Bedroom 1:	5.0m x 2.8m	Carpet
Bedroom 2:	3.2m x 2.5m	Carpet

SERVICES & FEATURES
Mains Water
Mains Sewage
Rear Yard Access
Property Extends To: 65.32m²

BER DETAILS:
BER G
BER No. 109358218
E.P.I.: 542.41 kWh/m²/yr



A.M.V. €120,000

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responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.