

NO. 29 ESMONDE STREET, GOREY, CO. WEXFORD Y25 N903



Ref: P4011



QUINN PROPERTY

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3 Bedroom Town House With Huge Commercial Potential (S.T.P.P.) For Sale By Private Treaty



LOCATION: No. 29 is located at the end of Esmonde Street, also known locally as the popular 'boutique boulevard'. Esmonde Street has become an extremely popular retail area in the last couple of years and is now like an extension to Gorey's main street with commercial rent almost at the same level as the main street. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving to adult education along with a wealth of restaurants, shops, pubs, hotels and leisure centres. Wexford is a 40 minute drive, Enniscorthy a 20 minute drive while south Dublin is a 45 minute drive.

DESCRIPTION: The property, which extends to c. 86m², comes to the market in need of renovation. It has huge potential to be changed to a commercial unit with retail on the ground floor and retail or offices on the first floor or alternatively an apartment on the first floor (S.T.P.P.)

Accommodation comprises of:

Entrance Hall:	6.2m x 1.1m	Lino flooring
Kitchen/Dining Room:	4.7m x 3.3m	Lino flooring, fitted units
Bathroom:	3.3m x 1.4m	Lino flooring, w.h.b., bath, w.c.
Sitting Room:	4.0m x 2.8m	Open fire place, lino flooring, door to stairs
Bedroom 1:	4.7m x 2.7m	Lino flooring
First Floor:		
Bedroom 2:	3.6m x 3.0m	
Bedroom 3:	4.2m x 3.2m	

OUTSIDE:

To the rear of the property is a concrete yard with block built shed and wall. The rear of the property is accessed via a right of way laneway of which the entrance to the laneway is only one door away, located beside No. 30.

SERVICES & FEATURES:

Prime Location
Rear Access
Oil Fired Central Heating
All Mains Services
Property Extends To: 86m²

BER DETAILS:

BER F
BER No. 111417432
E.P.I.: 441.72 kWh/m²/yr

A.M.V. €200,000

DIRECTIONS: From Gorey's main street, head for Courtown passing between The Coach House and Lloyds Pharmacy. No. 29 is at the end of the street on the right hand side with **QUINN PROPERTY** sale board.

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