

Ref: P5319



ROS AOIBHINN NURSING HOME, BUNCLODY, CO WEXFORD Y21 E785

BER B3

QUINN PROPERTY

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SUBSTANTIAL COMMERCIAL OPPORTUNITY ON C. 2.5 ACRE SITE

For Immediate Sale By Private Treaty





LOCATION:

Ros Aoibhinn Nursing Home enjoys a prominent location towards the edge of Bunclody. The property is located along the Bunclody to Killealy Road, the R746. The River Slaney flows through Bunclody, offering a wide range of activities such as fishing and kayaking. Bunclody has a strong retail offering with a number of supermarkets, convenience stores, coffee shops and bars. The town also provides several primary and secondary schools. This commercial property benefits from a well-connected location along the N80. Enniscorthy is 20km towards the south east while Carlow is 30km north east. Dublin can be reached within 90 minutes. Bus Eireann and Wexford Bus both service Bunclody.



DESCRIPTION:

Ros Aoibhinn Nursing Home served Bunclody and surrounding areas for approximately 30 years. It was fully operational until recently and is now available with vacant possession. An extension was added in 2020 which consists of full sized lift with capacity for ambulance trollies, a fully enclosed fire escape area and an ensuite extension to an upstairs bedroom.

There is ample parking and landscaped mature gardens to the front of the property along with an attractive patio area to the rear. The property currently provides 11 double and 6 single rooms, a total of 28 bed spaces. The accommodation also provides reception rooms, a dining area, kitchen, laundry room as well as dedicated staff areas. The expansive C. 2.5 acre site offers scope for further development (S.T.P.P.).





Accommodation comprises of:

Ground Floor

Reception Room:	6m x 2.5m	Laminate floor
Inner Hall with closet:	5.0m x 1.2m	Laminate floor
Office:	2.8m x 2.7m	Laminate floor
Bedroom 1:	4.9m x 4.5m	Laminate floor
Hall:	6.9m x 1.1m	Laminate floor
Inner floor with closet:	11.5m x 1.5m	Laminate floor
W.C.:	2.0m x 1.3m	Fully tiled, w.c., w.h.b.
Sitting Room:	8.2m x 5.2m	Open fire, laminate floor
Sitting Room:	6.6m x 5.2m	Open fire, laminate floor
Conservatory:	10m x 6.0m	Laminate floor
Dining Room:	13m x 10m	Laminate floor, exit to patio area
W. C.:	5.0m 1.6m	W.C., w.h.b.
Bedroom 2:	3.6m x 3.6m	Laminate floor
W.c.:	2.0m x 1.5m	Fully tiled, w.c., w.h.b.
Bedroom 3:	5.5m x 3.6m	Laminate floor
W.C.:	2.4m x 1.6m	Fully tiled
Hall with closet:	5.5m x 1.2m	Laminate floor
Bedroom 4:	6.0m x 3.5m	Laminate floor & fitted wardrobe



Ensuite:	1.8m x 3.0m	W.C., w.h.b., shower
Bedroom 5:	5.1m x 2.3m	Laminate floor
Ensuite:	2.5m x 1.7m	W.C., w.h.b., shower
Laundry Room:	4.1m x 2.6m	
Kitchen:	5.5m x 3.2m	Fully equipped, laminate floor
Bedroom 6:	3.0m x 3.8m	Laminate floor
Bedroom 7:	5.0m x 3.0m	
Ensuite (shared):	2.5m x 1.8m	W.C., w.h.b., shower
W.C.	5.2m x 2.6m	W.C., w.h.b., shower
Bedroom 8 incorporating ensuite:	6.7m x 3.3m	W.C., w.h.b., shower
Hall:	6.4m x 1.5m	Laminate floor
Bedroom 9:	5.0 x 3.0m	Laminate floor
Bedroom 10:	3.8m x 3.0	Laminate floor
Shared bathroom:	3.8m x 1.8m	W.C., w.h.b., shower
Bedroom 11 incorporating ensuite:	6.6m x 3.4m	W.C., w.h.b., shower
Bedroom 12 incorporating shower:	6.6m x 3.4m	W.C., w.h.b., shower
Entrance Hall (2):	4.0m x 1.7m	Laminate floor with 400 kg lift
Closet:	5.7m x 1.3m	
Landing:	2.8m x 1.5m	Laminate floor
Inner Hall:	4.1m x 1.2m	Laminate floor
Inner Hall:	3.1m 1.0m	Laminate floor
Bedroom 13:	3.7m x 3.6m	Laminate floor



Ensuite:	1.4m x 1.4m	W.C., w.h.b., shower
W.C.:	4.0m x 1.7m	W.C., w.h.b., shower
Bedroom 14:	3.5m x 3.3m	Fitted wardrobe, laminate floor, w.h.b,
Bedroom 15:	4.2m x 3.9m	Laminate floor
Ensuite:	2.3m x 3.1m	W.C., w.h.b.
Hall:	3.4m x 1.0m	Laminate floor
Bedroom 16:	4.5m x 3.8m	Laminate floor
Ensuite:	2.6m x 2.2m	W.C., w.h.b., shower
Hall:	3.5m x 1.2m	Laminate floor
Inner Hall:	15.3m x 1.0	Laminate floor
Office/store	8.3m x 2.7m	Laminate floor
Staff Toilet:	2.3m x 2.0m	W.C., w.h.b., shower
Staff Toilet (2):	2.3m x 2.0m	W.C., w.h.b., shower
Office:	4.0m x 2.5m	Laminate floor
Closet:	3.0m x 2.0m	Laminate floor
Changing Room:	3.8m x 2.8m	Laminate floor
Meeting Room:	4.2m 2.9m & 2.5mx 1.2m	Laminate floor
Kitchen/Canteen	4.0m x 3.0m	Fitted units
Hall:	4.0m x 1.2m	Laminate Floor
Bedroom 17 :	5.0m x 4.3m	Laminate floor, w.h.b.
Office:	2.5m x 3.2m	Laminate floor
Closet:	2.5m x 1.0	



BER DETAILS:

BER: B3

BER No. 800828691

Energy Performance Indicator: 94.5kWh/m²/yr



SERVICES AND FEATURES:

Large Mature Site

Parking Area

Generator

Mains Water

Mains Sewage

Gas and Oil Fired Central heating

Property Extends To C. 1074 m²

Potential For Further Development (S.T.P.P.)



QUINN PROPERTY

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DIRECTIONS: Follow Eircode Y21 E785

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