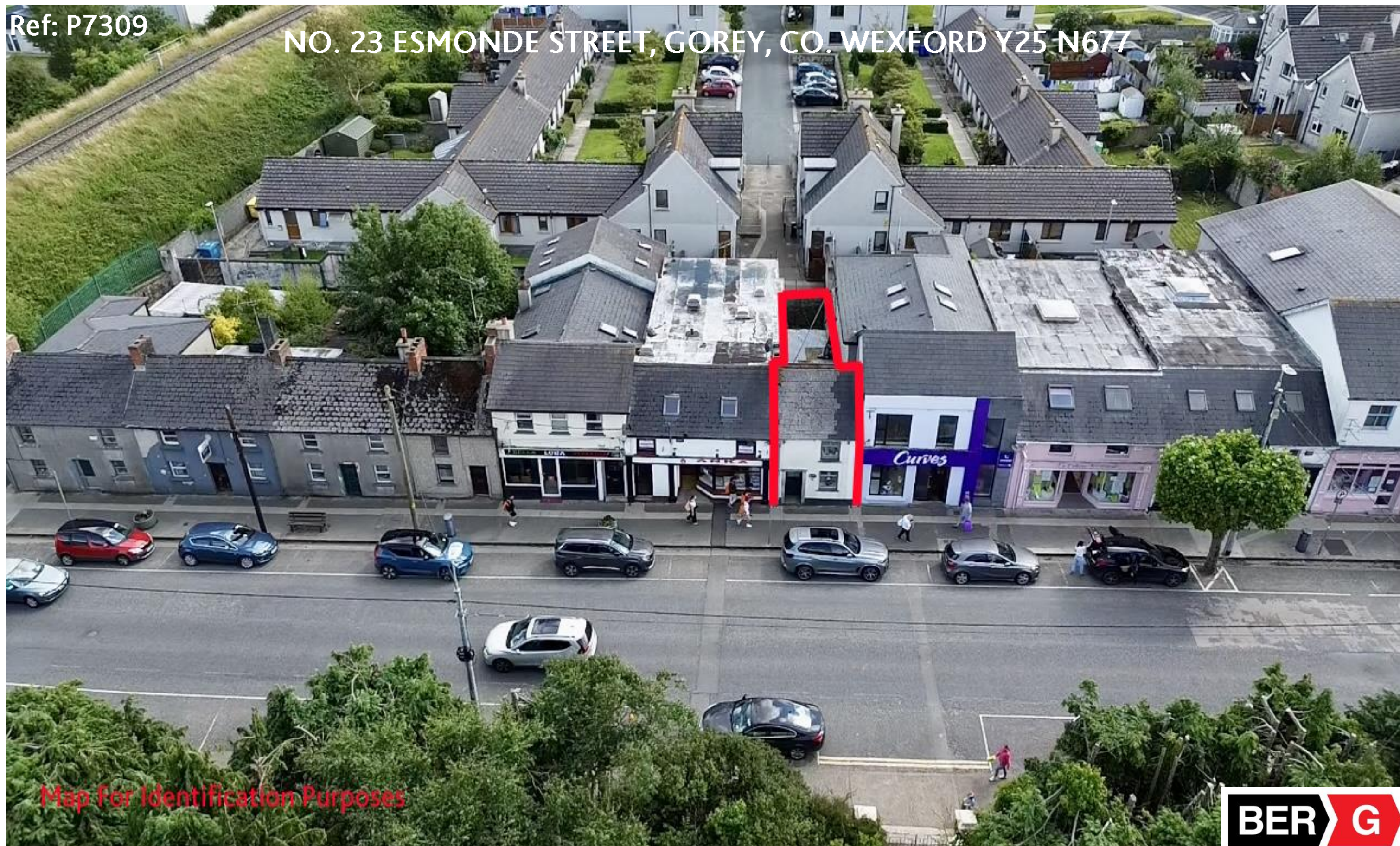


Ref: P7309

NO. 23 ESMONDE STREET, GOREY, CO. WEXFORD Y25 N677



Map For Identification Purposes



QUINN PROPERTY

www.quinnproperty.ie

Valuable Townhouse With Clear Development Potential For Sale By Online Auction On Friday, 23rd August 2024 At 12 Noon

LOCATION AND DESCRIPTION:

This hugely attractive town centre property is located in one of the main commercial / retail streets in Gorey, known locally as the 'boutique boulevard' and highly regarded as a shopping destination. Esmonde Street is a thriving and busy street and an extension to the main street with commercial and retail premises commanding premium rents, plus benefiting from enormous footfall. All amenities are available within walking distance.

Gorey has an excellent choice of schools, restaurants, shops, pubs, hotels, cinema, theatre, GAA and Rugby Grounds and a vast array of local leisure amenities such as endless sandy beaches, golf courses, swimming and leisure centres. There are excellent daily commuter services in Gorey with Bus Eireann and the local train station. Dublin is a comfortable commute of one hour.

The property benefits from a large yard to the rear that offers obvious development potential, subject to the relevant planning permission. It also benefits from private access to the rear of the property via Esmonde Lane.

This townhouse on a prime retail street has scope for further development and presents an excellent opportunity for maximizing returns through strategic use and enhancement of the property. With thoughtful planning and investment, it can serve as a lucrative asset catering to both the commercial and residential markets.

Accommodation extends to c. 55m² over two floors and is as follows:

Living Room:	4.4m x 3.3m	Beamed ceiling, open fire
Kitchen:	4.0m x 3.1m	Laminate flooring, sink, presses, cooker, freezer, washing machine
WC:	2.2m x 1.3m	Laminate flooring, W.C.
Utility:	1.5m x 3.5m	Back door to rear yard
Upstairs:		
Bedroom 1:	4.0m x 3.3m	Carpet flooring, vaulted ceiling
Rear Yard:	4.8m x 3.1m	Fully enclosed

SERVICES AND FEATURES:

All Mains Services

Property Extends to 55 m²

Enormous Development Potential (S.T.P.P.)

Large Yard

Commercially Zoned "Retail Core"

High Profile Street Level Premises

BER DETAILS:

BER: G

BER No. 117520064

Energy Performance Indicator: 574.63 kWh/m²/yr



This Is A Rare Opportunity To Acquire A Prime Investment Property In Gorey's Retail/Commercial Core

A.M.V. €130,000

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



Legal: Avril Gallagher, Avril Gallagher & Company, 5 Ranelagh Village, Dublin 6. Tel: 01 6971815

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.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

