

Ref: 8425



IRISH STREET, BUNCLODY, CO. WEXFORD Y21 EH04

QUINN PROPERTY
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MIXED USE PREMISES For Sale By Private Treaty

LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to bring to market this mixed-use premises, conveniently located in the heart of Bunclody. The property is situated along Irish Street, 100m from Bunclody's main street within walking distance of all the towns shops, schools and amenities. Bunclody is a thriving town situated along the N80 in north Wexford close to the Co. Carlow border. It has a number of primary and secondary schools, a large number of supermarkets, shops, hotel and amenities. The town services a large rural hinterland. It is 19km north of Enniscorthy and 30 km south of Carlow town.

This property offers a unique opportunity to acquire a mixed-use holding comprising of a commercial premises and adjoining two storey residential property.

The property comes with an extensive rear yard. The residential accommodation of this property is in need of upgrading and would benefit from some refurbishments.

The commercial premises of this property, formally known as "Murphy Funeral Directors" is presented in excellent condition.

- All main services

- BER details to follow

Mixed-Use Premises, Located In The Heart of Bunclody Town.

A.M.V. €400,000



Residential Premises

Entrance Hall:	1.5m x 1.3m	
Sitting Room:	5.0m x 2.6m	Open fire.
Living Room:	4.8m x 3.2m	Open fire.
Kitchen / Dining Room:	4.0m x 4.0m	
Utility Room:	2.7m x 2.0m	
Bathroom:	3.0m x 2.0m	W.C., W.H.B., shower.
Bedroom One:	5.0m x 3.0m	Open fire.
Bedroom Two:	5.0m x 3.0m	
Bedroom Three:	3.6m x 3.0m	
Bedroom Four:	5.4m x 5.0m	

Commercial Premises

Reception Area:	5.2m x 5.1m	Carpet flooring, kitchen area, W.C.
Commercial Unit:	8.3m x 6.2m	Carpet flooring, air conditioning, exit door.
Storage at the Rear:	8.5m x 4.2m	

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responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.