

# FOR SALE

AMV: €97,500

File No. b917.LM



## 120 Cluain Bui, Enniscorthy, Co. Wexford

- Established residential location in Enniscorthy Town.
- Situated within walking distance of schools, churches, shops and all town amenities.
- 2 bed ground floor apartment extending to c. 60 sq.m. / 649 sq.m. - with own door access
- Large enclosed patio area to the rear.
- Property has been re-decorated and benefits from a recently fitted kitchen with appliances.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**

## 120 Cluain Bui, Enniscorthy, Co. Wexford

This spacious apartment is well situated in the Cluain Bui development in Enniscorthy town. Cluain Bui is a sought after and established residential location close to all amenities. No. 120 Cluain Bui is a two bedroom ground floor apartment with own door access and large enclosed patio area to the rear. The property has been re-decorated and benefits from a recently fitted kitchen with new appliances resulting in a lovely home. The property is well situated being within walking distance of schools, churches, shops, etc. It would be an ideal starter/retirement home or an excellent investment property situated in this highly lettable location. For further details and appointment to view contact Wexford Auctioneers Kehoe & Assoc. at 053 9144393.

To arrange a suitable viewing time contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.





**Accommodation**

Entrance Hallway	5.40m x 1.17m	With tiled floor.
Bedroom 1	2.97m x 2.12m	With timber floor.
Bedroom 2	3.48m x 3.38m	With timber floor.
Bathroom	2.27m x 2.09m	With vanity, w.h.b., w.c., bath, shower stall with power shower, part tiled walls and tiled floor.
Sitting Room	3.38m x 3.07m	With timber floor, fireplace wired for electric fire and built-in shelving.
Kitchen/Dining Area	4.93m x 3.39m	With recently fitted built-in floor and eye level units, single drainer stainless steel sink unit, washing machine, fridge freezer, electric cooker, floor and part tiled walls.
Hotpress		With dual immersion
<b>Total Floor Area: c. 60 sq. m. (c. 649 sq. ft.)</b>		

**FEATURES**

- Established residential location.
- Walking distance to all amenities.
- Close to Enniscorthy Town Centre.
- Ground floor apartment with own door access.

**SERVICES**

- Mains water.
- Mains electricity.
- Mains drainage.
- Electric storage heating.

**OUTSIDE**

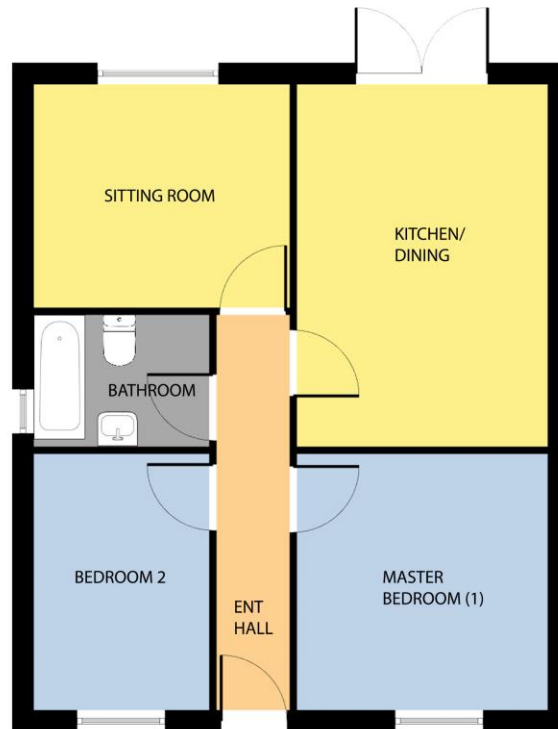
- Ample communal car parking.
- Large enclosed patio area to the rear.

**PLEASE NOTE:** The service charge is €670 per annum.

**DIRECTIONS:** In Enniscorthy town proceed up towards Pettitts and turn right passing St. Aidans Primary School on your right hand side. Proceed up along here towards Summerhill and keep left at the first roundabout. Proceed up The Moyne and Cluain Bui is up here a few hundred yards on the left hand side. Proceed into Cluain Bui and No. 120 is straight ahead of you. (For Sale Board). Eircode: Y21 DA59



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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**Building Energy Rating (BER): D1      BER No. 110034659**

**Energy Performance Indicator: 233.51 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393

**Kehoe & Assoc.,**  
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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141