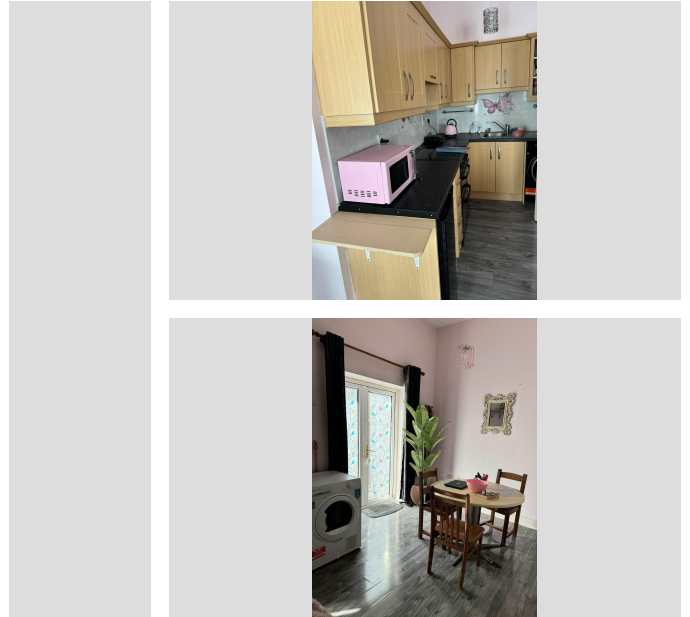


Kavanagh Estates
Rosc House
John St
Gorey
Y25 H6F2
t: 053 9480149
email: info@kavanaghestates.ie

3 Viking Wharf, Railway Square, Enniscorthy

Starting Bid: €130,000.00



For sale by Kavanagh Estates via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Discover this two-bedroom, one-bathroom ground-floor apartment at 3 Viking Wharf, Enniscorthy, Co. Wexford.

Boasting 59 square meters of bright and spacious living space, this property is ideal for first-time buyers, downsizers, or investors alike.

The apartment features double doors opening onto a private back courtyard, creating a lovely indoor-outdoor flow. Ample parking is available, and its prime location means you're just a short walk from Enniscorthy's Main Street, with shops, cafés, and essential amenities all within easy reach.

Key Features:
2 Bedrooms, 1 Bathroom
59 m2 of Living Space

Ground Floor for Easy Access
Double Doors to Private Courtyard
Ample Parking Available
Walking Distance to Enniscorthy Town Centre
BER D2 / BER No: 108173980
Energy Performance Indicator: 297.6

Entrance Hall
3.02m x 1.09m
With hot press and storage press.

Kitchen/Dining/Lounge
6.41 x 5.30m
Lounge area, a kitchenette with an array kitchen units and a dining area that leads to the outside patio area.
Master Bedroom
4.412m x 2.39m
Double bedroom with built in wardrobes.

Bedroom 2
3.32m x 2.22m
Double room.

Bathroom
1.69m x 1.97m

About Enniscorthy:
Enniscorthy is a historic riverside town in County Wexford, known for its charming streets, vibrant community, and rich heritage. Nestled along the River Slaney, it offers a fantastic blend of modern conveniences and historic charm, with excellent schools, transport links, and recreational facilities.

This is an excellent opportunity to own a home in one of Enniscorthy's most convenient locations. Don't miss out—schedule a viewing today!

TO VIEW OR MAKE A BID Contact Kavanagh Estates or [iamsold](http://iamsold.com), www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the

authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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