Phoenix Estates
32 Slaney Street
Enniscorthy
Y21 W2P3
t: 053 9238388
email: info@phoenixestates.ie

Ivy House & No 1-7 Ivy Court, 100 Templeshannon, Enniscorthy

Starting Bid: €950,000.00







For sale by Phoenix 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Eight Residential Units - A great investment opportunity with excellent rental potential

Ivy House, 100 Templeshannon;
A a substantial 5-bedroom residence which has the advantage of an additional 7 units. Laid out in a courtyard style development to the rear of the main house, No. 1-7 Ivy Courtyard will lend itself open to many different types of use. The properties are situated in a “good demand” owner occupied and rental area and will offer great scope for an investor or a potential owner occupier with the benefit of rental income from the 7 dwellings.

This hard come by residential premises and 7 self-contained units comes to the market in turn key condition. Located along the historical road of Templeshannon, this property screams potential. The main house is a substantially sized 5-bedroom property with the 7 self-contained houses encased in a court yard to the rear. The units to the rear of the main

house consist of 4 – 1 bedrooms units, and 3 – 2 bedroom units.

Nestled in the heart of Enniscorthy, these holdings are just a stones throw away from Enniscorthy town centre with public transport on your door step. These 8 residential units could have the rental potential of €100,000 per annum leading to an excellent return on investment.

SPECIAL FEATURES:
Easy reach of the town centre
Easy reach of public transport
Private parking
Each unit self-contained
Option of all furniture
Nice standard of finish throughout internally
Popular residential area
Excellent investment potential
Current rental potential €100,000 per annum
Double glazed p.v.c windows and doors through out

IVY HOUSE ACCOMMODATION

Porch
1.33m x 1.18m

Entrance Hall
4.69m x 3.69m
Solid timber floor.

Living room 1
6.03m x 4.78m
Solid wooden floor, open fire, cast iron fireplace with timber surround, spotlights, back door.

Living room 2
4.84m x 4.33m
Wooden floor, open fire, cast iron fireplace, coving.

Kitchen
5.93m x 5.93
Wooden & tiled floor, Fitted kitchen, Belfast sink, back door, fitted breakfast counter, feature stone walls, timber ceiling.

Bedroom 1
5m x 4.84m
Solid timber floor, fitted wardrobe, two windows to the front.

Bedroom 2
3.61m x 3.42m
Solid timber floor, fitted wardrobe, two windows to the front.

Bedroom 3
4.09m x 3.06m
Wooden floor, window to the front.

Bedroom 4
5.42m x 3.33m Solid timber floor, window to front.

Ensuite
1.69m x 1.21m
Tiled floor, tiled shower, w.c, whb, shower.

Bedroom 5 (ground floor)
4.84m x 2.3m Wooden floor, open fire, door to shower room.

Shower room
1.84m x 1.69m
Tiled floor, fully tiled wall, wc, whb, free standing shower.

Bathroom
3.57m x 2.21
Bath, w.c, whb, freestanding shower, tiled floor, tiled splash back, tiled around bath, spotlights.

Patio
Private area to the rear of Ivy house.

No.1 - 7 Ivy Court, Templeshannon, Enniscorthy - 7 Self Contained Residential Units.

No. 1 Ivy Court - 1 bedroom House
Entrance Porch
1.2m x 1.2 m Tiled floor.

Kitchen/Living room
7m x 3.4m
Fitted kitchen, electric heating, staircase to first floor, plumbed for washing machine.

Bedroom
5.4m x 3.4m Wooden floor.

Bathroom
2.6m x 1.4m W.c, whb, shower.

No. 2 Ivy Court - 1 bedroom House
Entrance Porch
1.2m x 1.2 m

Kitchen/living room
5.1m x 4.1 m
Fitted kitchen, plumbed for washing machine, fridge, cooker, wooden floor, staircase to first

floor, electric heating.

Bedroom
4.1m x 3.1m
Wooden floor.

Bathroom
1.8m x 1.8m
W.c, whb, shower.

No. 3 Ivy Court - 1 bedroom House
Entrance Porch
1.7m x 1.3m
Tiled floor

Kitchen/Living room
6.6m x 4.2m
Fitted kitchen, plumbed for washing machine, cooker, fridge, wooden floor, staircase to first floor, electric heating, feature stone wall.

Bedroom
4.5m x 4.1m
Wooden floor.

Bathroom
2m x 1.75m
W.c, whb, free standing shower.

No. 4 Ivy Court - 1 bedroom House
Entrance Porch
1.7m x 1.3m
Tiled floor

Kitchen/Living room
6.6m x 4.2m
Fitted kitchen, plumbed for washing machine, cooker, fridge, wooden floor, staircase to first floor, electric heating.

Bedroom
4.5m x 4.1m Wooden floor.

Bathroom
2m x 1.75m W.c, whb, free standing shower.

No 5 Ivy Court - 2 bedroom House
Kitchen/Living room
7.4m x 4.34m
Wooden floor, fitted kitchen, plumbed for washing machine, cooker, fridge, staircase to first

floor.

Store room
1.7m x 1.34m
Shelving

Bedroom 1
3.9m x 3.7m
Wooden floor

Bedroom 2
4.34m x 3.6m
Wooden floor

Bathroom
2.3m x 1.7m
W.c, whb, free standing shower

No. 6 Ivy Court - 2 bedroom House
Kitchen/Living room
6.1m x 4.7m
Fitted kitchen, plumbed for washing machine, cooker, fridge, wooden floor, staircase to first floor.

Bedroom 1
4.7m x 2.7m
Wooden floor.

Bedroom 2
3.75m x 2.37m
Wooden floor

Bathroom
2.23m x 2.6m
W.c, whb, free standing shower

No. 7 Ivy Court - 2 bedroom House
Kitchen/Living room
6.1m x 4.7m
Fitted kitchen, plumbed for washing machine, cooker, fridge, wooden floor, staircase to first floor.

Bedroom 1
4.7m x 2.7m
Wooden floor.

Bedroom 2
3.75m x 2.37m

Wooden floor

Bathroom
2.23m x 2.6m
W.c, whb, free standing shower

SERVICES:
Power supply, each of the 8 units has a separate power connection, mains water, mains sewage, central heating, Ivy House & No.5,6,7 Ivy Courtyard have oil fired central heating, No.1,2,3,4 Ivy courtyard has electric heating.

BER Details
Ivy House 100 Templeshannon
BER D1 / BER Number 104988720

No.1 Ivy Court
BER G / BER Number 102532413
Floor Area 48.11 (m2)

No.2 Ivy Court
BER G . BER Number 102532520
Floor Area 44.58 (m2)

No.3 Ivy Court
BER F / BER Number 102532553
Floor Area 52.65 (m2)

No.4 Ivy Court
BER G / BER Number 102532579
Floor Area 50.79 (m2)

No.5 Ivy Court
BER C3 / BER Number 102532447
Floor Area 75.39 (m2)

No.6 Ivy Court
BER D1 / BER Number 102532496
Floor Area 57.46 (m2)

No.7 Ivy Court
BER D1 / BER Number 102532504
Floor Area 60.5 (m2)

TO VIEW OR MAKE A BID Contact Phoenix Estates or iamsold, 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.

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