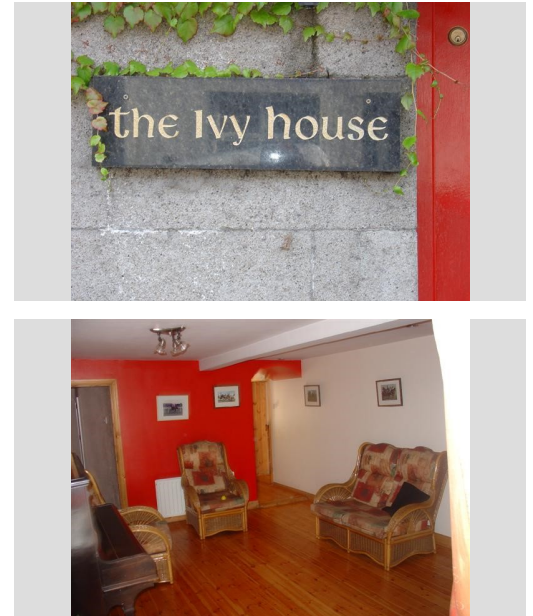


Phoenix Estates
32 Slaney Street
Enniscorthy
Y21 W2P3
t: 053 9238388
email: info@phoenixestates.ie

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

Starting Bid: €950,000.00



For sale by Phoenix Estates via the [iamsold](https://www.iam-sold.com) 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.iam-sold.com). 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 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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