

FOR SALE

AMV: €250,000

File No.E647.CWM



19 Court Street, Enniscorthy, Co. Wexford Y21 T9K2

- Charming three-storey mid-terrace period residence, built in 1812.
- Extensively refurbished in 2008, including rewiring, plumbing, windows and rear extension.
- Spacious accommodation extending to c. 125 sq.m. / 1,345 sq.ft
- Three generously proportioned bedrooms and two bathrooms, including master ensuite.
- Large south-west facing, low-maintenance courtyard with rear pedestrian access.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

19 Court Street, Enniscorthy, Co. Wexford Y21 T9K2

A Charming Three-Storey Period Residence Dating Back to 1812, Beautifully Refurbished with a South-West Facing Courtyard in the Heart of Enniscorthy Town.

Kehoe & Associates are delighted to present No. 19 Court Street, Enniscorthy, a charming and character-filled three-storey mid-terrace residence, ideally positioned in the historic heart of Enniscorthy town. Dating back to 1812, this distinctive period property combines timeless architectural character with the comforts of modern living, having undergone an extensive refurbishment in 2008. Extending to approximately 125 sq. m., the property offers generous and versatile accommodation comprising three spacious bedrooms and two bathrooms, complemented by a delightful south-west facing rear courtyard.

Rich in history and period charm, No. 19 Court Street retains attractive original architectural features, including beautifully splayed window reveals with traditional shutters, reflecting the craftsmanship and elegance of its early 19th-century origins. The property underwent a comprehensive refurbishment in 2008, incorporating a complete electrical rewiring, new plumbing, replacement windows and a thoughtfully designed rear extension accommodating a modern kitchen. These improvements have enhanced the functionality and comfort of the home while preserving its distinctive character.



The accommodation is arranged over three floors, providing a wonderful sense of space and separation between the living and sleeping areas. On entering, a welcoming entrance hallway leads to a comfortable sitting room, ideal for relaxing or entertaining. To the rear, the extended kitchen provides a practical and inviting space for everyday living, with convenient access via steps to the rear courtyard. A separate utility room further enhances the functionality of the ground-floor accommodation. The upper floors accommodate three generously proportioned bedrooms, including an impressive principal bedroom complete with ensuite bathroom and excellent built-in storage closets. A further bathroom serves the remaining accommodation.

One of the property's particularly appealing features is its spacious south-west facing rear courtyard, offering a private outdoor retreat in the centre of town. Enjoying a favourable orientation for afternoon and evening sunshine, this attractive outdoor space is perfectly suited to alfresco dining, entertaining or simply relaxing. The fully paved, low-maintenance setting eliminates the need for grass cutting, making it an ideal option for those seeking convenient town-centre living. The additional benefit of rear pedestrian access further enhances the practicality and appeal of this charming property.



The location is exceptional, with Enniscorthy's vibrant shopping streets just steps from the front door. Residents can enjoy an excellent selection of independent boutiques, supermarkets, cafés, restaurants, traditional pubs and everyday services, all within easy walking distance. The town also offers a comprehensive range of primary and secondary schools, medical facilities, sporting clubs, leisure amenities and cultural attractions. The picturesque River Slaney, historic Enniscorthy Castle, National 1798 Rebellion Centre and the renowned Vinegar Hill are among the many attractions that contribute to the town's distinctive character and rich heritage.

Enniscorthy also enjoys excellent transport connections, with convenient access to the M11 motorway providing a direct route towards Dublin, Gorey and Wexford. Enniscorthy Railway Station offers services along the Dublin–Rosslare line, while regular bus connections provide further accessibility to surrounding towns, Dublin city and Dublin Airport. This combination of town-centre convenience and excellent connectivity makes the location particularly appealing to homeowners and commuters alike.

Adding a particularly fascinating dimension to the property's history is its connection to the internationally acclaimed film *Brooklyn*, starring Saoirse Ronan. No. 19 Court Street is understood to have featured in the film's opening scene, offering a wonderful talking point and a unique association with one of Ireland's most celebrated cinematic productions. This connection further enhances the appeal of a residence already steeped in over two centuries of Enniscorthy's architectural and social history.

No. 19 Court Street presents a rare opportunity to acquire a substantial and beautifully refurbished period home in a highly convenient town-centre setting. With its generous proportions, original architectural detailing, three spacious bedrooms, modernised interiors and sun-oriented courtyard, this distinctive property will appeal to a broad range of purchasers, including families, professionals, those seeking a character-filled town residence and buyers wishing to enjoy the convenience of a low-maintenance lifestyle. A truly special property where historic charm, modern comfort and an exceptional location come together.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



ACCOMMODATION

Entrance Hall 8.17m x 2.33m
(max)

Door leading through to:

Sitting Room 5.00m x 3.38m

Kitchen 4.94m x 3.89m

Utility Room

Solid timber staircase leading to:

Stone tile flooring throughout. Under stairs storage space with open shelves.

Engineered timber flooring, large window overlooking street side, Siro connection for broadband services, feature fireplace, Stanley solid fuel stove with timber mantel piece surround and to the right of chimney breast, oak floating shelves, t v point and electrical points.

Stone tile flooring throughout, extension built in c. 2008 with fully fitted kitchen, floor and eye level cabinetry recently painted, ample worktops space, tiled splashback, stainless steel sink and drainer under splayed window overlooking rear courtyard and old stone walls, integrated Zanussi dishwasher, integrated Belling double electric oven, integrated Belling four ring hob under extractor fan, integrated Whirlpool microwave and Fisher & Paykel fridge freezer.

Dining Area hosts vaulted ceilings with two Velux windows overhead and feature lighting, double French doors with apex roof leading out to rear south westerly facing courtyard

Stone tiled flooring, floor and eye level cabinetry, stainless steel sink and drainer with tiled splashback, Nordmende freezer, Zanussi washing machine and Beko dryer overhead, Velux overhead.













ACCOMMODATION

First Floor:

Landing	4.68m x 1.49m (max)	Carpeted flooring throughout, window overlooking apex room. Hot-press with open shelves and insulated water tank, including immersion switch.
Bedroom 1	4.11m x 2.34m	Carpeted flooring throughout, apex roof, double window overlooking kitchen extensions.
Family Bathroom	2.54m x 1.93m	Tiled flooring, floor to ceiling tile surround, bath with Triton T90 xr overhead, w.h.b with built in cabinetry, drawers and shelving underneath and wall mounted matching vanity storage and mirror with lights overhead and w.c. and double window overlooking rear courtyard.
Bedroom 2	5m x 2.9m	Carpeted flooring throughout, feature splayed with working window shutters and sash design double glazed window overlooking street side. Fully fitted with double bay wardrobes and ample drawer storage and open shelves.

Solid timber staircase leading to:





ACCOMMODATION

Second Floor:

Landing Area	2m x 1.01m	Carpeted flooring with picture window overlooking the rear south westerly facing courtyard.
Master Bedroom	5m x 2.99m	Carpeted flooring throughout, feature splayed window with working shutters and a tilt and turn pvc double glazed window overlooking street side, double bay wardrobe with chest of drawer storage-built in.
Ensuite	2.63m x 1.97m	Tiled flooring, enclosed shower with mosaic tile surround, pressure pump Triton AS200x, half wall tile surrounding the remaindering areas with w.h.b with mirror and lighting overhead, picture window overlooking rear courtyard and w.c.

Total Floor Area: c. 125 sq.m / 1,345 sq.ft





Features

- Charming period home built in 1812
- Fully refurbished in 2008
- Three large bedrooms, two bathrooms
- Excellent condition

Outside

- Residential street parking
- Enclosed low maintenance rear courtyard
- Southwestern aspect
- Pedestrian courtyard rear access

Services

- Mains water
- Mains drainage
- OFCH
- Fibre Broadband

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y21 T9K2



Building Energy Rating (BER): C BER No. 107149627
Energy Performance Indicator: 216.02 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Sales Agent

CATRIONA MURPHY

087 2427525

Email: catriona@kehoeproperty.com



Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: info@kehoeproperty.com



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