

FOR SALE BY PRIVATE TREATY

**‘Glena Ville’, Glena Terrace
Spawell Road, Wexford**

AMV: €385,000

File No. c798.CM



- **Most attractive red-brick Victorian three-storey period residence**
- **Extending to c. 280 sq.m. / 3,014 sq.ft. with bright and spacious accommodation**
- **Large site** ▪ **Water views** ▪ **Prominent position**
- **Spawell Road is a much sought-after location in Wexford.**
- **Within easy walking distance of all town centre amenities.**
- **For further details and to arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com**



**Kehoe
& ASSOC.**

‘Glena Ville’, Glena Terrace, Spawell Road

LOCATION: Spawell Road is a highly sought-after address, within a short stroll of Wexford Town Centre. Glena Terrace occupies a unique position overlooking Wexford Harbour and boasts exceptional coastal scenery from the upper floors. Wexford Train & Bus Station is situated only a short stroll from the property and provides regular commuting services to and from Dublin, Waterford and other regional centres. All amenities are close by from restaurants, supermarkets, boutiques and a host of other amenities in Wexford Town Centre.

GENERAL DESCRIPTION: This wonderful Victorian property offers spacious accommodation, set out over three floors. In total there is in excess of 3,000 sq.ft. within this end-of-terrace, three-bay townhouse. The property was built in 1892 and is one of a terrace of eight houses. This property represents an important component of the late nineteenth century heritage of Wexford. There are many period features including; the vibrant red brick with silver grey granite dressings. Internally there is ornate floor tiles, period fireplaces, centre-pieces and decorative coving. This is a listed property on the Record of Protected Structures in Wexford. In recent times it has been occupied by a solicitor’s practice.

This property has much potential to be used either as a commercial office or indeed an elegant family home. ‘Glena Ville’ offers one of the largest site on Glena Terrace. There is an abundance of outside space and also a rear access.



ACCOMMODATION

Entrance Porch	1.80m x 1.35m	Mosaic tiled floor.
Entrance Hallway	6.28m x 2.40m (max)	Mosaic tiled floor.
Bedroom 1	5.84m x 4.77m	Including en-suite. Ornate ceiling coving.
Reception Room	5.36m x 4.27m	With feature marble fireplace, ornate ceiling coving and centre piece.
Cloaks Cupboard off Entrance Hallway		
Kitchen	6.34m x 3.46m	With fitted wall and floor units. Stainless steel sink unit.
Rear Hallway leading to:		
Study	3.76m x 2.10m	
Shower Room		
Timber stairs to first floor Return		
Hallway	7.16m x 0.90m	
Bedroom 2	3.29m x 2.45m	
Bedroom 3	2.67m x 2.54m	
Bathroom	3.45m x 2.15m	With w.c., w.h.b. and bath.
First Floor Proper		
Main Reception Room	7.78m x 4.84m (ave)	Currently sub-divided with shower room
Bedroom 4	5.22m x 4.67m	Including en-suite. Solid timber floor, feature ceiling coving.
Stairs to second floor		
Bedroom 5	6.34m x 4.25m	Including en-suite
Bedroom 6	5.49m x 4.10m	
Office	2.93m x 2.80m	

Total Floor Area: c. 280 sq.m. / 3,014 sq.ft.





Features

- Wonderful period property
- Exceptional location
- Many original features
- Extensive accommodation
- Prominent position

Outside

- Extensive patio area
- Large garden
- Rear access
- Water views

Services

- Main water
- Mains drainage
- ESB
- Telephone
- 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.

Legal: Doyle Solicitors LLP, Glena Terrace, Spawell Road, Wexford

Directions: In Wexford Town from Westgate, proceed onto Spawell Road and the property is immediately on the right-hand side – ‘Glennaville’ (for Auction Board). **Eircode:** Y35 CD62

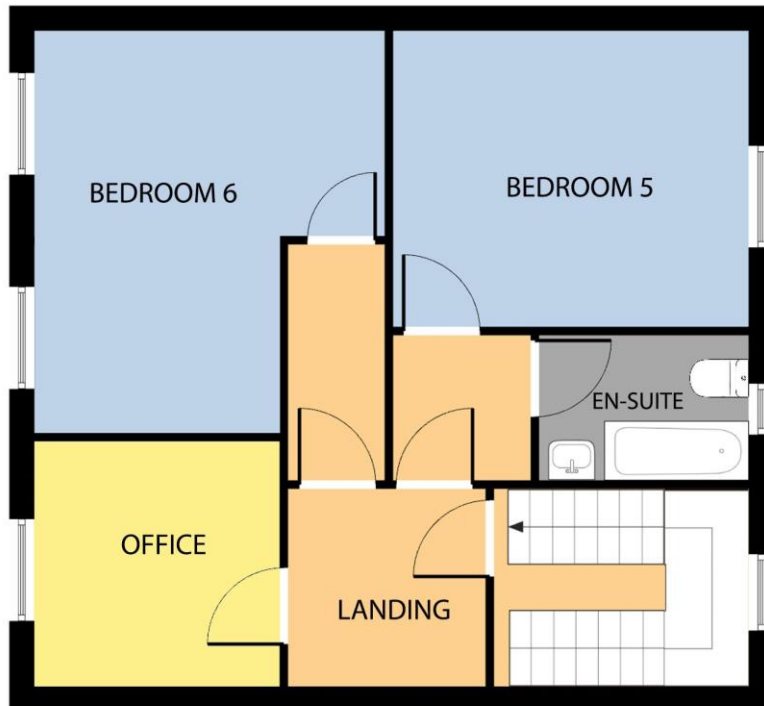
GROUND FLOOR



FIRST FLOOR



SECOND 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): Exempt

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

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