

FOR SALE

AMV: €650,000

File No. d183.CWM



Prospect House, Convent Road, Enniscorthy, Co. Wexford

- **Elegant early 19th Century detached period home in town centre.**
- **Walking distance to town centre with all amenities steps away.**
- **Private mature setting on one acre with walled gardens, traditional courtyard and outbuildings.**
- **Extending to c. 220 sq.m. with 5 bedrooms all ensuite.**
- **Accommodation comprises; Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Boot room, Bathroom, upstairs five bedrooms all ensuite.**
- **Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393**



**Kehoe
& ASSOC.**

Prospect House, Convent Road, Enniscorthy

Kehoe & Assoc. are proud to present Prospect House, located on Convent Road, Enniscorthy, Co. Wexford. A superb town centre detached three-bay two-storey house, built in circa 1886, which is perfectly positioned in the centre of over one acre of elevated grounds and gardens. The property benefits from scenic vistas overlooking the River Slaney with Vinegar Hill in the picturesque backdrop. A three-minute walk to the town centre where all amenities are available in the market town of Enniscorthy, only 90 minutes' drive to Dublin City Centre and 30 minutes' drive to Rosslare Europort.

Prospect house is immaculately presented, maintained and cared for with many of its original features. The property underwent significant refurbishments in the mid-nineties and the recent energy efficient upgrades include the addition of thermal solar panels. The house extends to c. 220 sq.m. / 2,370 sq.ft. with multiple reception rooms where high ceilings and the most inviting bay windows frame the town views. To the rear of the property is the kitchen, ground floor bathroom, boot room and across the central courtyard is the utility room with several outbuildings adjacent. Moving to the first floor the inviting mahogany handrail sweeps gently to a central landing space with stain glass window fan overlooking the courtyard. The bedroom accommodations are spacious, luxurious and light filled where all five bedrooms are benefitting from ensembles.

Prospect House offers a rare opportunity for a new generation to acquire a heritage property with space and comfort in a private town centre location. If you are seeking high ceilings, spacious reception rooms, shutter sash windows, fan lights, original stone flooring and exquisite granite steps this property is a must view.

To arrange a suitable viewing time contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.





Accommodation		
Entrance Hallway	5.21m x 2.10m	With oak floors, coving and timber staircase leading to first floor.
Sitting Room	6.32m x 3.94m	With tongue and groove flooring, splayed sash windows, coving and ceiling rose, open fireplace place with brass and tiled surround with a mahogany mantel piece and tv points.
Dining Room (Second sitting room)	6.30m x 3.91m	With solid timber flooring, dual aspect windows overlooking front and side gardens, treble bay windows with splayed shutters, open fireplace with cast iron surround and tile white mantle piece, hatch through to kitchen and radiator covers.
Back Porch	4.53m x 1.20m	With steps up leading to central corridor, stone tile flooring, radiator cover and door leading to rear courtyard.
Kitchen	4.09m x 4.07m	With tiled flooring, floor level cabinets throughout, lots of worktop space, Pyramis double drain stainless sink, with tiled splashback and tiled window sill, sashed windows overlooking rear garden, Zanussi dishwasher, large New Home stove oven with dual fuel(electric) oven, 7 ring gas hob with extractor overhead, fridge freezer, pantry larder draws and tv points.
Bathroom	2.57m x 2.27m	With tiled flooring, full tiled wall surround, free standing cast iron bath with chrome fossettes and shower head, chrome and cast iron radiator and towel rails, Twyfords antic style whb with mirror and lighting overhead wc and separate rainwater shower.
Bootroom	3.85m x 1.97m	With stone tiled floors and shelving throughout.
Inner corridor		With electrical box and hotpress for solar panel tank and linen shelving.
Central Courtyard	6.89m x 6.11m	Enclosed courtyard with large double doors leading out to side gardens, concrete ground, space for timber and storage, coal bunkers,
Utility Room	4.89m 3.70m	Raised concrete floors, plumbed for washing machine and dryer, stainless steel sink, room for chest freezer and shelving.
Workshop Shed	3.77m x 5.19m	Dual access with 2 pedestrian doors leading from the courtyard and leading to the external gardens, with double door garage access, concrete floors, electric points, and shelving.

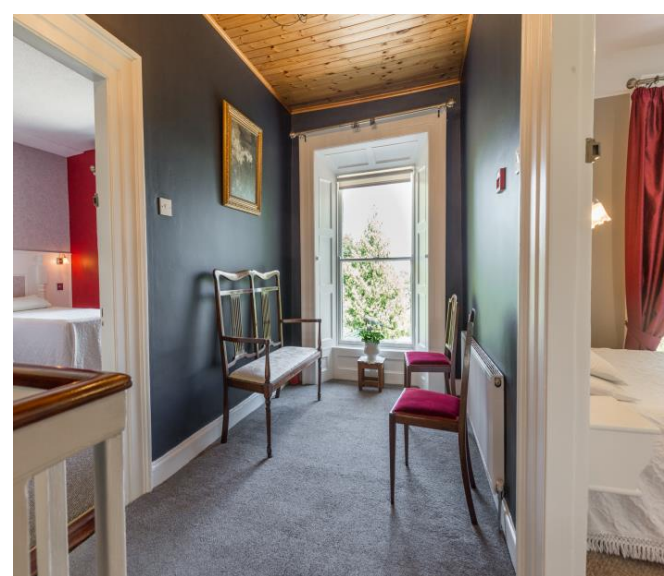
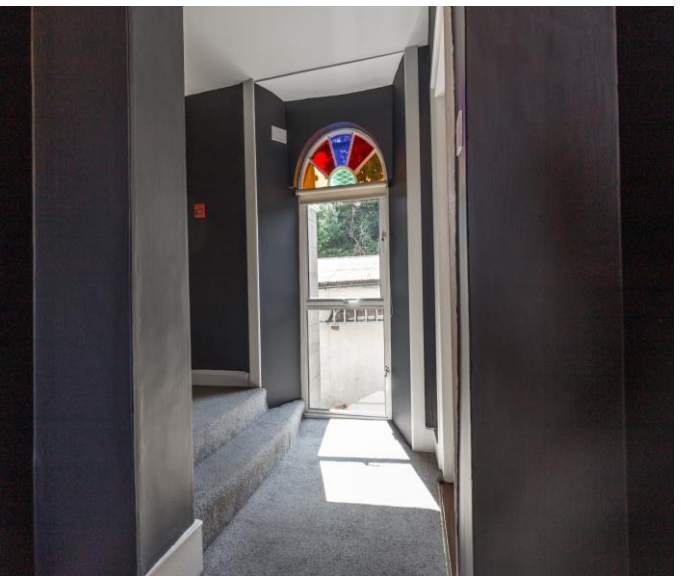


Timber carpeted stairs with mahogany handrail leading to landing space.

Landing	3.19m x 2.12m	Carpeted flooring with stain double pane glass window fan overlooking central courtyard.
Master suite	6.05m x 4.19m	With carpeted flooring and central corridor to ensuite.
Central Corridor	4.38 x 2.11m	With carpeted flooring.
Ensuite		With tiled flooring, tiled wall surround, large corner shower unit, triton t90sr, whb with mirror and light overhead and wc.
Master Suite Bedroom		Double glazed pvc sash window with timber window splays, carpeted flooring, built in wardrobes, tv points and overhead lights at bed.
Bedroom	4.34m x 2.42m	Carpeted flooring with large window overlooking central courtyard, tv points, 3 steps up to ensuite.
Ensuite	1.91m x 1.43m	Tiled flooring, full tiled wall surround, large glass enclosure mains shower, whb with mirror and light overhead and wc.
Master Bedroom 1	4.76m x 3.93m	Carpeted flooring, large sash windows with window splays and shutters overlooking front gardens and tv points.
Ensuite	1.86m x 1.41m	Tiled floors, full tiled wall surround, large glass enclosed corner shower on pressure pump system, whb with mirror and lighting overhead, wc and 12 pane timber sash window overlooking side gardens.
Bedroom 2	3.59m x 3.14m	Carpeted flooring with large timber sash windows with window splays and shutters overlooking front gardens.
Ensuite	1.73m x 1.27m	With tiled flooring, full tiled wall surround, large glass enclosed corner with pressure pump on mains system, whb with mirror and lighting overhead and wc
Bedroom 3	3.77m x 2.99m	With carpeted flooring, large 12 pane timber sash window overlooking side gardens.
Ensuite		With tiled flooring, full tiled wall surround, large glass enclosed corner with pressure pump on mains system, whb with mirror and lighting overhead and wc.

Total Floor Area: c. 220 sq.m. (c. 2,368 sq.ft.)





FEATURES

- Elegant period home in town centre.
- Many original features, beautifully maintained.
- Shutter sash windows.
- Five bedrooms, all ensuite.
- Detached property extending to c. 220 sq.m / 2,370 sq.ft.
- Only 90 minutes' drive from Dublin City Centre.

SERVICES

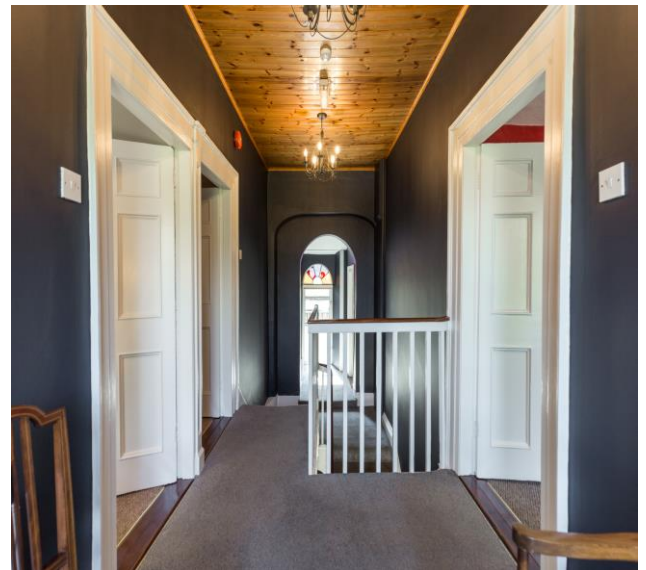
- Mains water
- Mains drainage
- OFCH
- Solar Panels
- Fibre Broadband available

OUTSIDE

- Private town centre site elevated off the road.
- Landscaped grounds with water fountain feature.
- Raised patio with south westerly aspect.
- Courtyard with multiple out buildings.
- Walled gardens.
- Site extends to c. 1 acre.

DIRECTIONS: Eircode: Y21 DX61





GROUND FLOOR



FIRST 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 mis-statement. 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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The Property Registration Authority An tÚdarás Clárúcháin Maoine

Official Property Registration Map
This map should be read in conjunction with the folio.

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- Freehold (centre-line of parcel(s) edges)
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- ◡ Septic Tank
- ◣ Soak Pit

A full list of burdens and their symbology can be found at www.landregister.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



Area 'A' = 0.40 Ha.
 P.B.A. Architects
 D.I.A.I. 98013
 [Signature]
 30.09.2022







Building Energy Rating (BER): Exempt.

National Inventory of Architectural Heritage Registration No. 15603205

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

Sales Agent

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141

