

FOR SALE

AMV: €725,000

File No. d886.CM

‘Lorneville’, Spawell Road, Wexford



For Sale by Private Treaty

- A most beautiful detached three-bay period home constructed in circa 1883.
- ‘Lorneville’ is a 19th century charming property retaining many original features.
- Exceptional location on Spawell Road - one of Wexford’s most sought after addresses.
- Accommodation briefly comprises; entrance hall, 2 reception rooms, kitchen/diner, utility, w.c., study, 4 bedrooms (master ensuite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393 or at sales@kehoeproperty.com



**Kehoe
& ASSOC.**

Lorneville is situated at Spawell Road, Wexford. This is a highly regarded residential address within walking distance of all amenities. A gentle stroll will take you to Wexford's North Main Street, with a host of amenities on offer here. This location is within close proximity to Wexford's train station, bus station, Wexford Harbour Boat and Tennis Club, etc. The convenience of this location could not be overstated. Wexford is a thriving provincial town. It has become an increasingly popular location to live and raise a family, as people seek to escape the crowded capital, with the enhanced options to work from home.

Wexford Quays

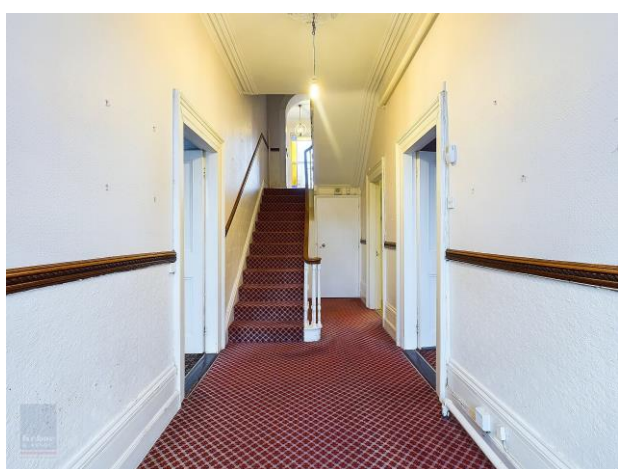


National Opera House



Lorneville, Spawell Road, Wexford

Lorneville is a wonderful 19th century period home which oozes charm and character. It occupies an extensive site with large gravel driveway and gardens. This home offers accommodation that is bright and spacious and extends to approximately c. 210 sq. m. / 2,260 sq. ft. In addition there is a garage / workshop which could be suitable for a variety of uses. This property oozes 'kerb appeal' and maintains many of its original features. To the rear there are extensive gardens and a wonderland of outside space. If you are searching for a period home for sale in Wexford this is an opportunity not to be missed.





ACCOMMODATION

Entrance Hallway	6.90m x 1.91m	
Reception Room 1	8.25m x 4.63m	Feature marble fireplace, bay window to front and French doors to outside. Ornate ceiling coving and centrepiece.
Reception Room 2	4.62m x 4.57m	With feature timber fireplace, bay window, ceiling coving and ornate centrepiece.
Kitchen / Diner	4.58m x 3.55m	With fitted kitchen, wall and floor units, Aga cooker and tiled splashback.
Utility	2.73m x 1.89m	
Rear Hall & W.C.	2.33m x 2.21m	
Study Area (beneath stairs)	1.83m x 1.89m	
<i>Feature staircase to first floor with spacious landing and return.</i>		
Bathroom	2.43m x 1.76m	With w.c., bath, w.h.b. and part tiled wall.
Landing Area	3.73m x 1.94m	
Master Bedroom	6.69m x 4.38m	With cast iron fireplace and ensuite.
Ensuite		With w.c., w.h.b., shower stall with Triton electric shower and part tiled walls.
Bedroom 2	4.60m x 4.35m	
Bedroom 3	4.81m x 3.76m	With cast iron fireplace.
Bedroom 4	3.80m x 4.60m	With fitted wardrobes, cast iron fireplace and vanity unit.

Total Floor Area: c. 210 sq. m. / c. 2,260 sq. ft.





Features

- Wonderful period home
- 4 Spacious bedrooms
- Large site
- Convenient location
- Walking distance to town amenities

Outside

- Extensive gardens
- Ample parking for many cars
- Side access
- Brick built garage / workshop
- Many plants, shrubs and trees
- Electric gates

Services

- Mains water
- Mains drainage
- Fully alarmed
- OFCH

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc.

DIRECTIONS: In Wexford town proceed along Spawell Road passing Redmond Park on the left hand-side. Continue past Priory Hall on the left and Lorneville is on the left-hand side (For Sale signage).







Ground Floor



Log onto Kehoeproperty.com to view our Virtual Tour

Building Energy Rating (BER): EXEMPT

VIEWING:

Strictly by prior appointment with the sole selling agents.

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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. PRA No. 002141



Land Registry Compliant Map



CENTRE COORDINATES:
ITM 703852, 622427

PUBLISHED: 06/05/2023
ORDER NO.: 50338744_1

MAP SERIES: 1:1,000
MAP SHEETS: 5450-15
1:1,000 5451-11

Ordnance Survey Annual Licence Number
CYAL50318111

Joseph Byrne MSCSI MRICS
Chartered Surveyor
Bergy Commons
Murrinstown
Wexford

COMPILED AND PUBLISHED BY:
National Mapping Division of
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F8E4
www.tailte.ie

Any unauthorised reproduction
infringes Tailte Éireann copyright.

No part of this publication may
be copied, reproduced or transmitted
in any form or by any means without
the prior written permission of the
copyright owner.

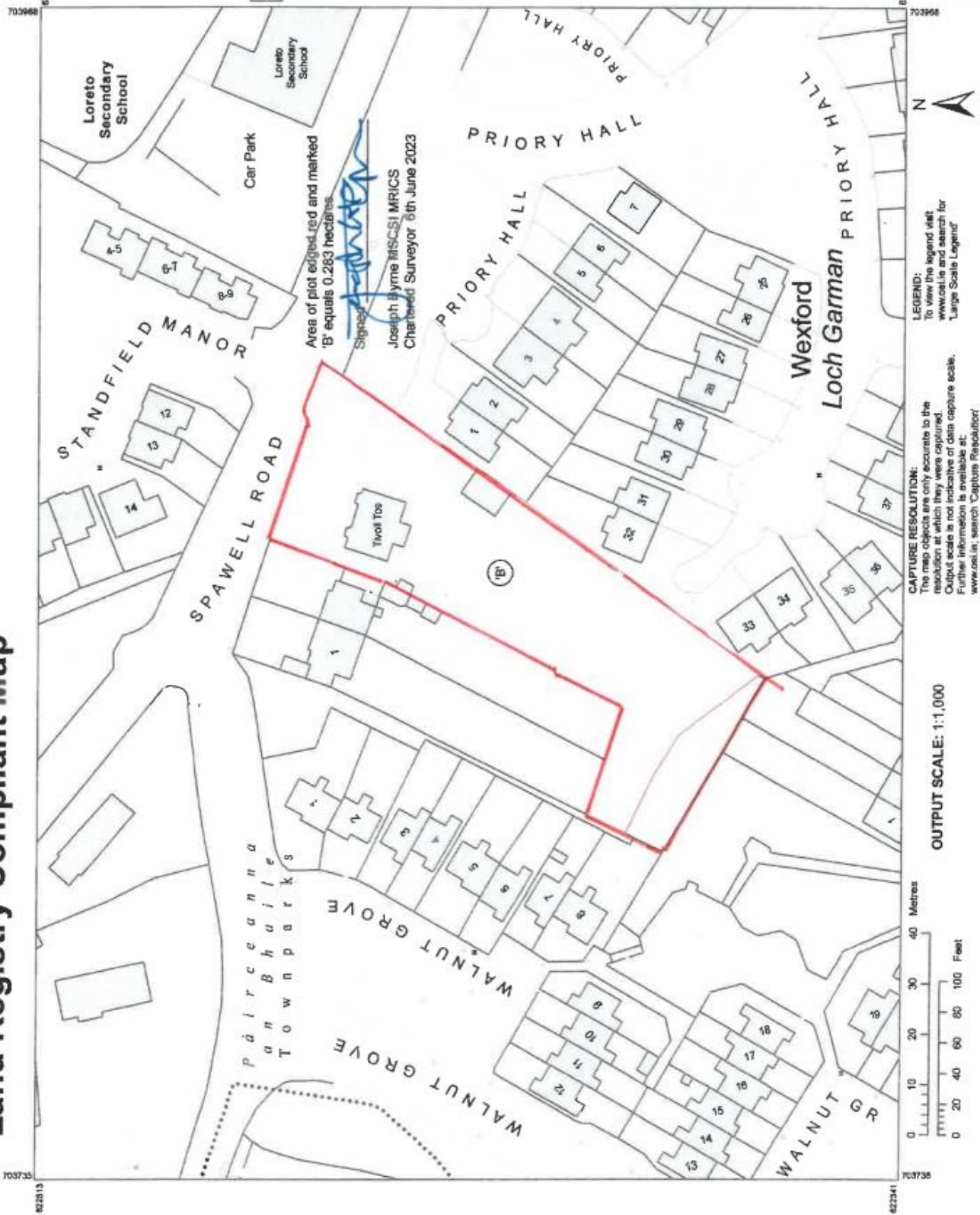
The representation on this map
of a road, track or footpath
is not evidence of the existence
of a right of way.

Topographic maps produced by the
National Mapping Division of Tailte
Éireann never show legal property
boundaries, nor do they show
ownership of physical features.

© National Mapping Division of Tailte
Éireann, 2023. All rights reserved.



This map was produced by
the National Mapping Division
of Tailte Éireann, formerly
Ordnance Survey (OS)



Area of plot edged red and marked
'B' equals 0.283 hectares

Signature

Joseph Byrne MSCSI MRICS
Chartered Surveyor 6th June 2023

LEGEND:
To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.os.uk, search 'Captures Resolution'

OUTPUT SCALE: 1:1,000

