

FOR SALE

AMV: €525,000

File No.E128 .CWM



3 Glenbrook, Newtown Road, Wexford Y35 E8X9

- Substantial detached family home extending to approx. 190 sq.m., offering four to five bedrooms (all en-suite), two reception rooms, and a modern kitchen/dining area.
- Panoramic views over the River Slaney Estuary and Wexford Town, set on an elevated and private site within a well-established residential area just 2 km from the town centre.
- Detached mews building (approx. 109 sq.m.) to the rear, divided into two self-contained units—ideal for extended family, guest accommodation, or rental use.
- High-yield investment potential with a projected combined rental income of approx. €57,000 per annum from the main house and two mews units.
- Prime location within walking distance of Wexford General Hospital and close to schools, transport links, beaches, and local amenities, making it ideal for both families and investors.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

3 Glenbrook, Newtown Road, Co. Wexford Y35 E8X9

No. 3 Glenbrook, a substantial detached family home with panoramic views over the River Slaney Estuary and Wexford Town, proudly brought to market by Kehoe & Assoc. Located just 2 km from the centre of Wexford town, this property is ideal for families, home-based professionals, or investors seeking a high-yield opportunity. Set on an elevated and private site within a well-established residential area, this impressive residence extends to approx. 190 sq.m. and includes four to five bedrooms, eight bathrooms, two reception rooms, and a modern kitchen/dining area. The ground floor layout offers flexibility with an additional room suitable as a fifth bedroom or guest suite with en-suite, while upstairs features three large bedrooms (all en-suite), a home office, and ample storage.

For rental investors, the main property is ready to let with five bedrooms all with an ensuite and two separate mews to the rear.

At the rear, a detached Mews of approx. 109 sq.m is cleverly divided into two self-contained units—each with an open-plan kitchen/living space, shower room, and loft-style sleeping area—providing ideal accommodation for extended family, holiday lets, or long-term rental. With minimal preparation, the combined property offers a projected rental income of approx. €57,000 per annum, making it a compelling choice for investors seeking both capital appreciation and strong yield in one of Wexford's most desirable residential locations within walking distance of Wexford General Hospital.

Outside, the home is surrounded by mature gardens, a tarmac driveway, and a low-maintenance concrete courtyard, all positioned to maximise the spectacular views.

Energy-rated BER C3 and in excellent condition throughout, No. 3 Glenbrook combines space, versatility, and income potential rarely found in one offering. Conveniently located near schools, supermarkets, transport links, Wexford General Hospital, and major attractions like the National Heritage Park, Johnstown Castle, and Rosslare Strand, this property offers lifestyle and investment appeal in equal measure.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.

ACCOMMODATION

Entrance Hall	5.31m x 3.49m	Tiled flooring throughout, storage under staircase. Door leading through to
Livingroom/Bedroom 5	4.08m x 4.08m	Carpeted flooring, feature bay window overlooking front gardens.
En suite	2.90m x 1.11m	Tiled flooring throughout, corner enclosed electric shower, w.h.b and w.c.

From central hallway, double doors leading to:

Dining/Family Room	5.46m x 5.42m	Timber flooring throughout, coving, two windows overlooking side passageway, solid fuel stove.
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Open alcove leading through to:

Kitchen	2.86m x 3.75m	Tiled flooring, floor and eye level cabinetry with breakfast counter area, ample worktop space with tiled splashback, double drainer stainless steel sink under large window overlooking rear garden, electric oven with extractor fan overhead, dishwasher.
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Door leading through to:

Utility Room	1.82m x 1.60m	Tiled flooring, space for washing machine, door to rear garden.
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From Utility Room, door leading through to:

Guest Bathroom	1.59m x 0.96m	Tiled flooring, w.c. and w.h.b.
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From central hallway, door leading:

Second Sitting Room (Bedroom 4)	5.47m x 3.77m	Laminate flooring, dual aspect with large window overlooking front garden and window overlooking rear garden, coving throughout.
En suite Bathroom	2.68m x 1.43m	Tiled flooring, bath with electric shower overhead, w.c. and w.h.b.

Timber staircase leading to:





ACCOMMODATION

First Floor

Landing Area	5.65m (max) x 2.95m (max)	Dormer window overlooking front garden, carpeted flooring throughout, door leading storage press with carpeted flooring and ample open shelving (2.70m x 1.18m)
Bedroom 1	4.80m x 4.19m	Laminate flooring throughout, large window overlooking rear garden and fitted wardrobes.
En suite	2.51m x 1.55m	Tiled flooring, bath with electric shower overhead, w.h.b. and w.c.
Bedroom 2	4.30m x 3.69m	Carpeted flooring throughout, large window overlooking front garden with River Slaney and sea views, built-in wardrobe.
En suite	2.49m x 1.20m	Tiled flooring, electric shower, w.h.b and w.c.
<i>From Landing Area:</i>		
Walk-in wardrobe/Home Office	2.49m x 1.12m	Laminate flooring, Velux window overhead with door to.
En Suite	2.49 m x 0.81m	Tiled flooring, electric shower, w.h.b. and w.c.
Bedroom 3	4.19m x 2.91m	Carpeted flooring throughout, dual aspect with window overlooking front gardens and large window overlooking side garden, fitted wardrobes and door to
En suite	2.01m x 1.94m	Tiled flooring, electric shower, w.h.b with w.c and Velux overhead.

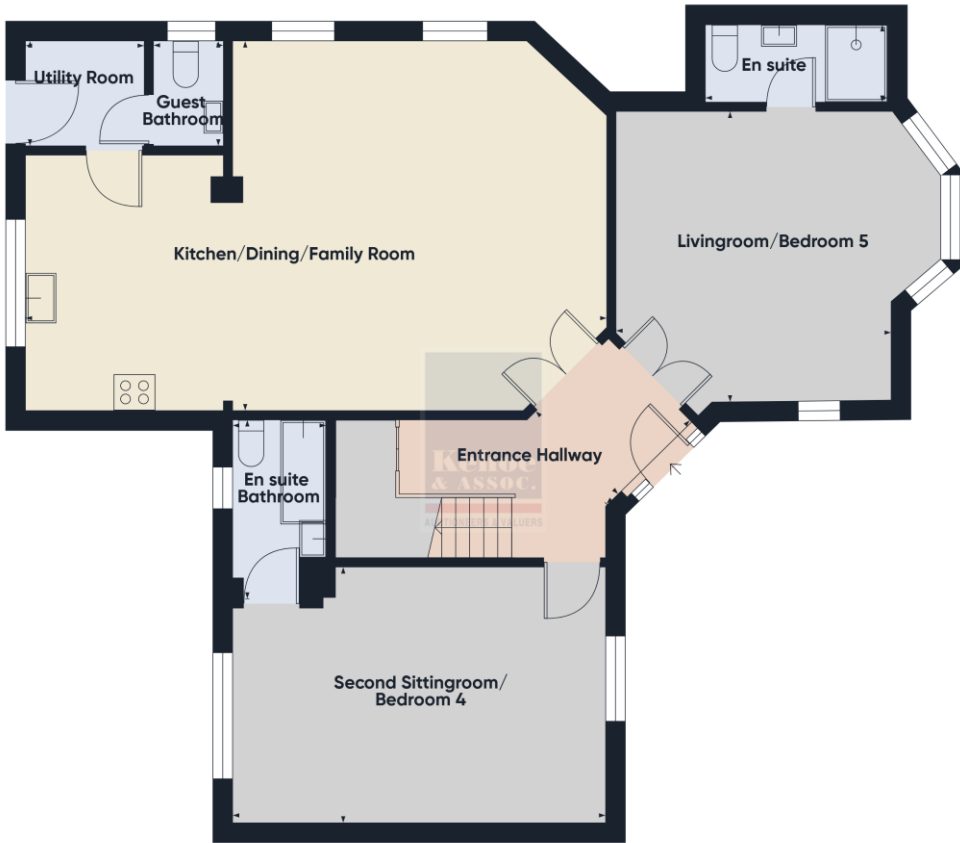
Total Floor Area: c. 190 sq.m / 2,045 sq.ft

Building Energy Rating (BER): C3 BER No. 1182004510

Energy Performance Indicator: 210.03 kWh/m²/yr



Main House Floor Plans



Floor 0



Floor 1

Mews 1



ACCOMMODATION

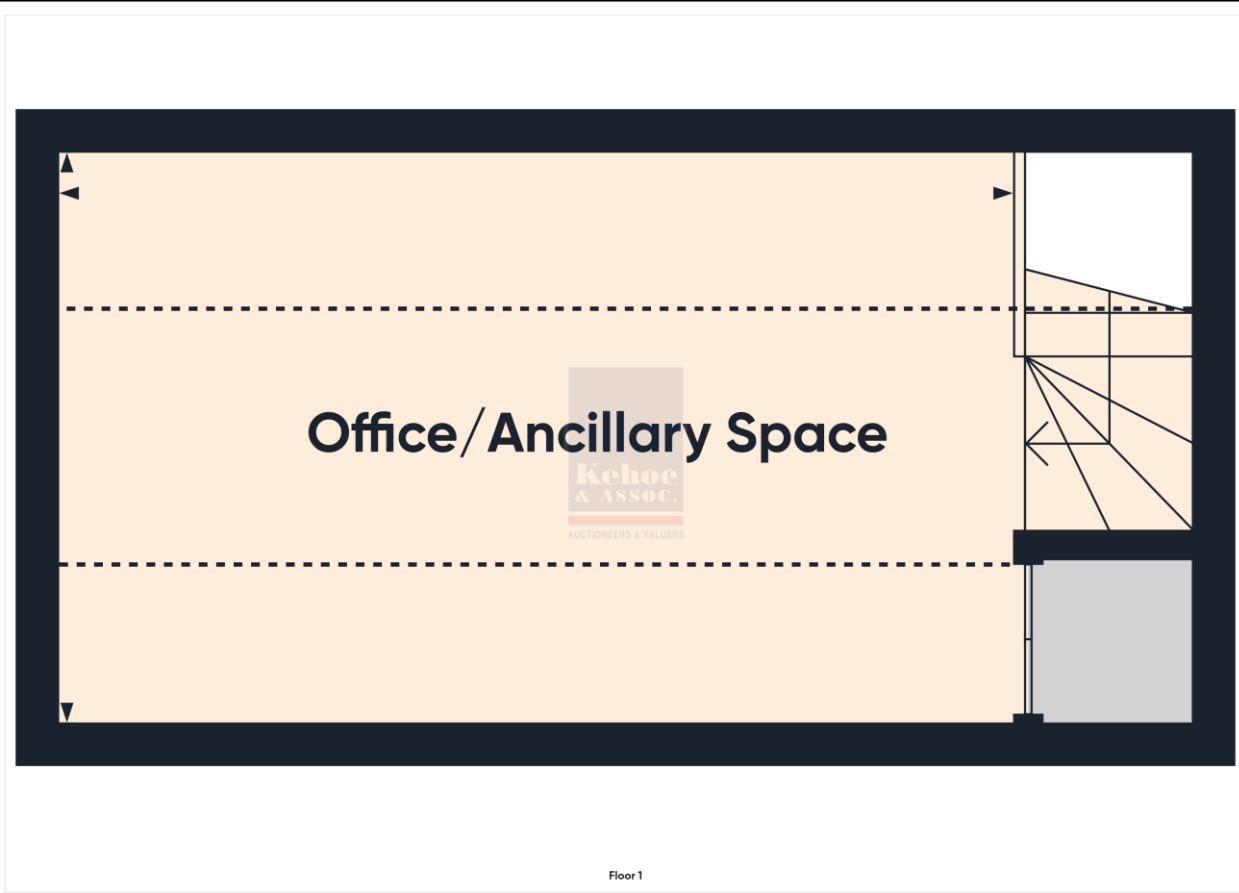
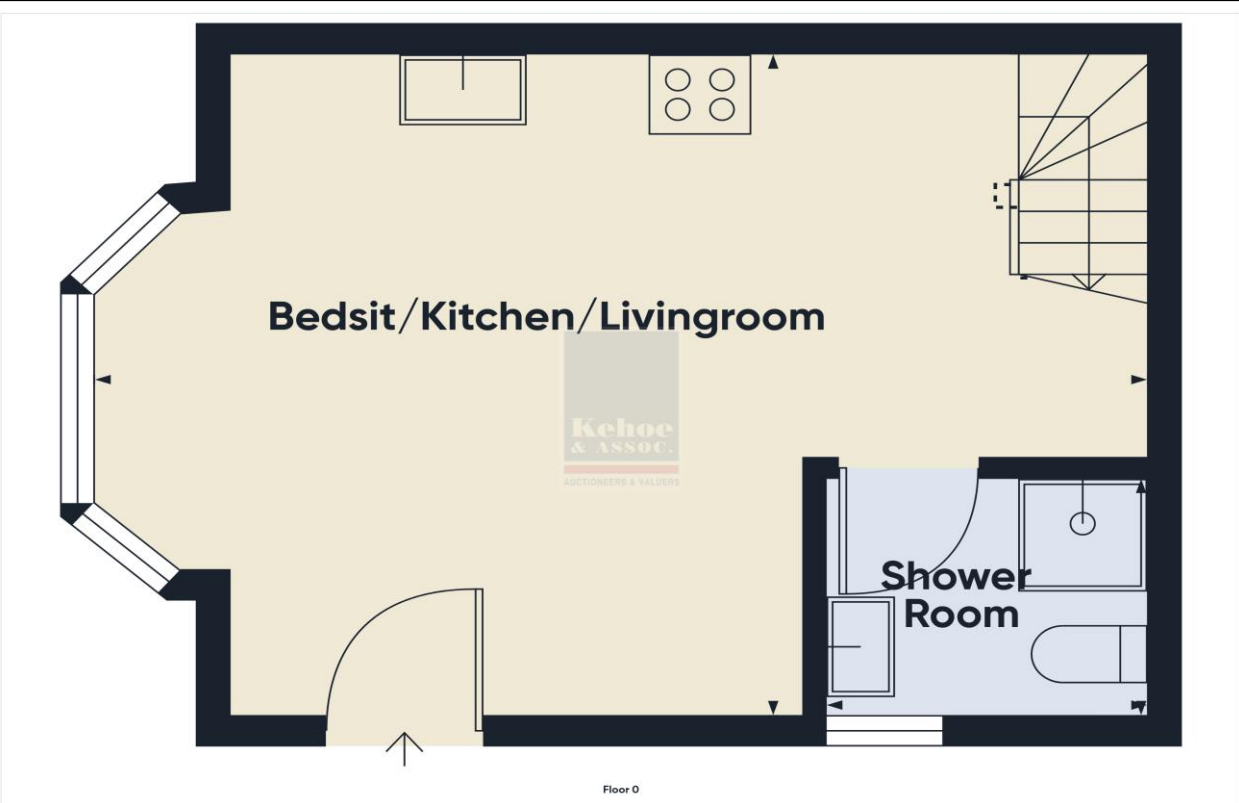
Bedsit/Kitchen/Living Area	5.39m x 4.59m	Timber laminate flooring, bay window overlooking front drive, floor and eye level cabinets, ample worktop space with tiled splashback, space for washing machine
Shower Room	1.92m x 1.49m	Tiled flooring, enclosed shower with tile surround w.h.b. and w.c.
<i>Timber staircase leading to:</i>		
First Floor		
Office/Ancillary Space	5.29m x 2.78m	Timber laminate flooring, Velux window overhead, fitted storage cabinets.

Building Energy Rating (BER): C3 BER No. 118204502

Energy Performance Indicator: 220.73 kWh/m²/yr



Mews 1 Floor Plans



Mews 2



ACCOMMODATION

Separate entrance door leading to:

Kitchen/Living Room	3.87m x 7.92m	Timber laminate flooring throughout, floor and eye level cabinets with ample worktop space and tiled splashback, space for washing machine
Shower Room	1.77m x 1.65m	Tiled flooring, enclosed shower with tile surround w.h.b. and w.c.

From Kitchen/Living Room, timber staircase leading to:

Landing Area	1.86m x 1.98m (max)	Timber laminate flooring, Velux window overhead, fitted storage cabinets.
Bedroom 1	3.89m x 6.05m	Timber flooring, built in wardrobes (hot-press), Velux window overhead.
Bedroom 2 (walk in wardrobe)	3.17m x 2.34m	Timber flooring, window overlooking side garden and Velux overhead, built in wardrobes.

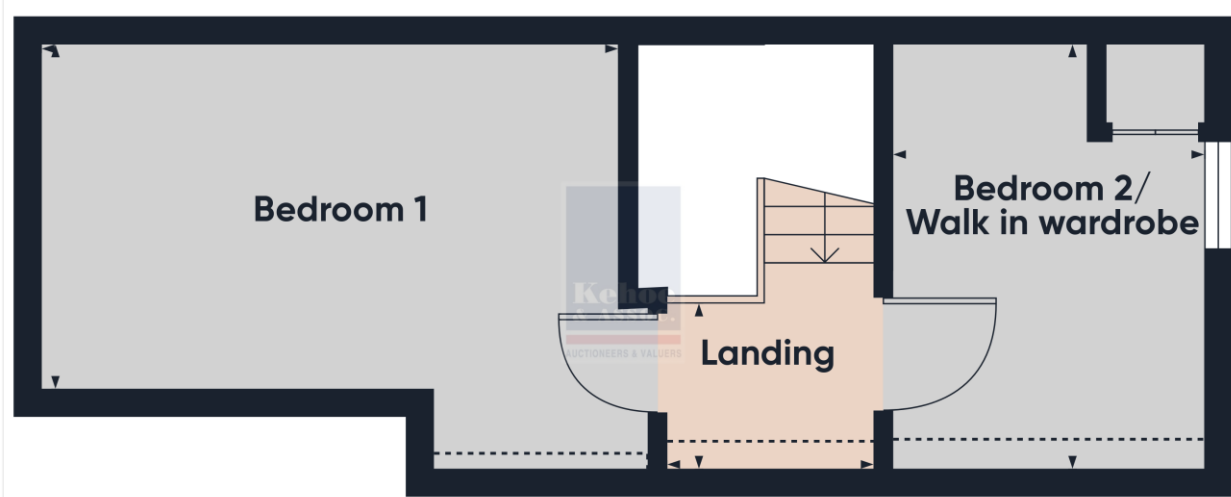
Building Energy Rating (BER): C3 BER No. 118204502
Energy Performance Indicator: 220.73 kWh/m²/yr



Mews 2 Floor Plans



Floor 0



Floor 1

Features

- Walking distance to Wexford General Hospital
- Built in 1996
- Main house extends to c. 190 sq.m
- Ideal for families with extended families

Outside

- River Slaney & Wexford Harbour views
- Off street parking
- Private courtyard to the rear
- Easy to maintain gardens

Services

- Mains water
- Mains drainage
- OFCH
- Broadband

Investment Opportunity:

- Main House Accommodates up to 5 tenants all with own ensuite at a rental income of €150 per week
- Two Mews Units with rental income of €750 per month per unit
- Total annual rental income €57,000

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: Y35 E8X9

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