

A two-story house with a light-colored facade and a dark roof. The house features a bay window on the right side and a large tree in the foreground. The text "For Sale By Private Treaty" and "St. Raphael's, New Ross, Co. Wexford" is overlaid on the bottom left of the image.

For Sale By Private Treaty  
St. Raphael's, New Ross, Co. Wexford

**PN<sup>o</sup>GORMAN**  
EST 1924



For Sale By Private Treaty

## St. Raphael's, Newtown, New Ross, Co. Wexford

We are delighted to present St. Raphael's, Newtown which is without question one of the finest town properties to come on the market in recent years. Occupying an elevated position with commanding views across the Town Park and River Barrow, the property comprises of c. 220sq m. of graciously proportioned living accommodation including a light filled entrance hall with feature staircase leading to the first floor.

To the left a beautiful Drawing Room with a Portland stone fireplace and elegant bow window which overlooks the gardens, Study with open fire, to the right of the hall there is a Dining room, Kitchen and guest W.C. The first floor is accessed by a curved stairs leading to a bright landing off which there are 4 bedrooms and family bathroom. Benefiting from a south westerly aspect St. Raphael's enjoys mature and well stocked gardens and detached garage. This is a truly delightful family home which will appeal to the discerning of purchaser seeking a home exuding charm and ambience only a short walk from the Town Centre and all its amenities. Viewing is highly recommended.

### ACCOMMODATION:

Entrance Hall	5.5m x 2.7m (18' x 8'8") with parquet timber floor
Drawing room	5.6m x 5.5m (18'3" x 18') with feature bow window and Portland stone fireplace
Study	4m x 2.7m (13' x 8'8") with open fireplace
Dining room	4.7m x 3.7m (15'4" x 12'1") with service hatch to kitchen
Kitchen	4.5m x 4.4m (14'7" x 14'4") (not fitted)
Guest W.C.	

Feature staircase to the first floor:

Master Bedroom	5.5m x 3.8m (18' x 14'4") with fitted wardrobes
Bedroom 2.	6.2m x 4m (20'3" x 13') with fitted wardrobes
Bedroom 3.	4.7m x 3.7m (15'4" x 12'1")
Bedroom 4.	3.2m x 2.8m (10'5" x 9'2")
Bathroom	(not fitted)



Entrance Hall



Drawing room

**OUTSIDE:** The property which is approached via a tarmacadam entrance drive is surrounded by mature and well stocked gardens, patio area and detached garage.

**SERVICES:** All mains services, Oil Fired Central Heating

**BER:** E2 No: 109834853

**VIEWING:** By Prior Appointment Only

**SOLICITOR:** Coghlan Kelly,

Trinity Chambers, South Street, New Ross, Co. Wexford

**SELLING AGENT:**



The Quay & Quay Street, New Ross, Co Wexford

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