

FOR SALE

AMV: €450,000

File No.E148. BK



Glenville Road, Wexford

- Substantial 4-bedroom family home extending to c. 181 sq.m. / 1,948 sq.ft.
- Prime location close to the N25 & N11 ring roads, just 5 minutes' drive to Wexford Town and walking distance to the Newtown Park Hotel.
- Splendid views over Forth Mountain and the surrounding countryside.
- Set on a private, mature site with a sweeping driveway and extensive lawns.
- Block-built shed with roller door access, ideal for storage or workshop use.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen / diner, living room, shower room, multi-purpose room, 4-bedrooms and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

Located on the sought-after Glenville Road, adjacent to Wexford Town. This property enjoys a superb position with a wealth of amenities close at hand. Nearby are several primary and secondary schools, Wexford Racecourse, supermarkets, Wexford County Council offices, and Wexford General Hospital – ensuring all essential services are within easy reach.

For those working remotely, the property's proximity to key transport links makes occasional commuting seamless. The N25 and N11 ring roads are moments away, while a bus stop is within walking distance and this provides excellent connectivity for travel to Dublin and beyond.

Residents will also appreciate the lifestyle amenities nearby. The property is within walking distance of the Newtown Park Hotel and Leisure Centre, perfect for dining, fitness, and socialising. Outdoor enthusiasts can hike or cycle the trails at Forth Mountain and explore the Irish National Heritage Park, both just a few minutes' drive away.

This highly convenient location combines the peace of a private setting with unparalleled access to Wexford Town and the national roads network.

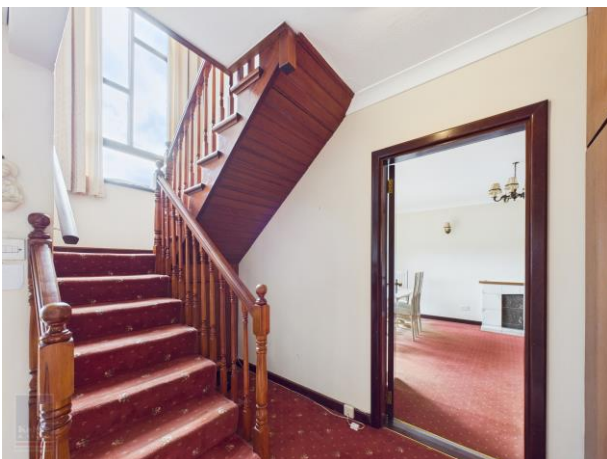


Glenville Road, Wexford

This substantial 4 bedroom home sits proudly on a mature, elevated site. The property is designed to maximise space and natural light, with large picture windows framing uninterrupted views of Forth Mountain and the surrounding countryside.

Stepping inside, a bright and welcoming entrance hall leads to two generously proportioned reception rooms, each with feature fireplaces and garden views. The kitchen / dining area provides a perfect hub for family life, overlooking the rear gardens. Upstairs, 4 spacious bedrooms, 3 with fitted wardrobes, ensure ample space for family and guests, while the main bathroom is well-appointed to serve the household.

A key feature of the property is its sense of privacy and seclusion, enhanced by the mature hedging and manicured lawns surrounding the home. The sweeping tarmac driveway provides an elegant approach and ample parking. To the rear, a block-built shed with roller door access offers excellent storage or workshop space.





ACCOMMODATION

Ground Floor

Entrance Hallway	3.95m x 2.51m	Carpet floor, integrated storage units, understairs storage and staircase to first floor.
Sitting Room	5.61m x 4.14m	Carpet floor and open fireplace with granite hearth and surround. Views of Forth Mountain.

Open Plan Kitchen / Dining Area

Kitchen	3.38m x 3.02m	Tiled floor, floor and eye level units with breakfast bar, integrated dishwasher, integrated oven, integrated microwave and 5-ring Neff electric hob.
Dining Area	2.64m x 3.06m	Carpet floor and double doors into:
Living Room	3.64m x 3.57	Carpet floor, open fireplace with granite hearth and surround. Views of Forth Mountain.
Rear Hallway	2.62m x 1.33m	Tiled floor and integrated storage units.
Multi-Purpose Room	5.74m x 4.24m	Concrete floor, integrated storage units, stainless steel sink and triple aspect windows.
Shower Room	2.39m x 0.87m	Fully tiled, w.c., w.h.b., shower stall with pump shower and tiled surround.

First Floor

Landing	3.88m x 2.55m	Carpet floor, Stira staircase to attic and door to balcony area.
Hotpress		With dual immersion.
Bedroom 3	3.90m x 2.86m	Carpet floor, integrated w.h.b. with vanity & wardrobe unit.
Bedroom 4	2.90m x 2.70m	Carpet floor, free standing w.h.b. with vanity unit and integrated wardrobe units.
Bedroom 2	4.14m x 2.79m	Carpet floor, fitted wardrobe units and views of Forth Mountain.
Family Bathroom	2.89m x 2.24m	Fully tiled, w.c., w.h.b., integrated storage units, bath with Triton T90si electric shower overhead and tiled surround.
Master Bedroom	3.83m x 3.14m	Carpet floor, integrated wardrobe units and views of Forth Mountain. Door into:
Walkin Wardrobe / Home Office	3.14m x 1.62m	Carpet floor.

Total Floor Area: c. 181 sq. m. / c. 1,948 sq. ft.

Block Built Shed	4.75m x 2.94m	Concrete floor and roller door access. Ideal for conversion to a home office.
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Features

- Extensive 4-bedroom family home
- Acc. Extending to c. 181 sq.m. / 1,948 sq.ft.
- Stunning views of Forth Mountain
- Light filled interior
- Sought after address

Outside

- Most conveniently located
- Large lawn areas
- Private mature site
- Sweeping tarmacadam driveway
- c. 0.24 hectares / 0.59 acres site
- Block built shed (c. 14 sq.m. / 151 sq.ft.)

Services

- O.F.C.H.
- Mains water
- Mains drainage
- High speed broadband available

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

DIRECTIONS: From Wexford Town proceed out the Newtown Road towards the New Ross Road Roundabout. Immediately before the Newtown Park Hotel turn left up Glenville Road. In 300m the property for sale is on the left-hand side ("For Sale" board). **Eircode: Y35 D3C1**





Floor 0



Approximate total area⁽¹⁾
98.7 m²

Reduced headroom
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 1



Approximate total area⁽¹⁾
66.1 m²

Balconies and terraces
5.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Building Energy Rating (BER): E2 BER No. 118508332

Energy Performance Indicator: 355.47 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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. PRA No. 002141

