

For Sale

Asking Price: €995,000

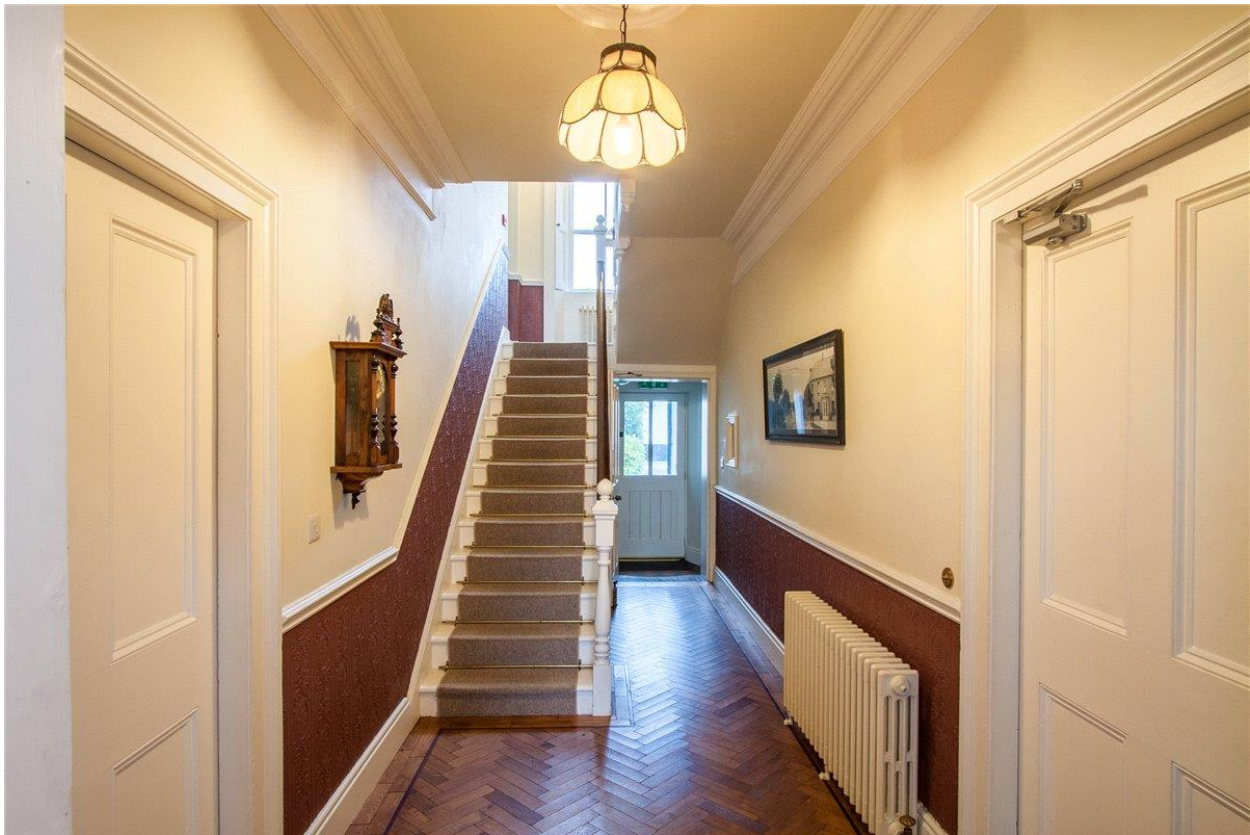
**Sherry
FitzGerald**
O'Leary Kinsella



Glenbower House,
The Avenue,
Gorey, Co Wexford

BER EXEMPT

sherryfitz.ie



Imposing landmark Victorian residence on a nice site zoned commercial/mixed use in the centre of Gorey town. The property is situated in a high profile position fronting onto the roundabout at the junction of the Avenue and Railway Road. The property is just metres from Gorey Railway Station and a short stroll from the Main Street in a busy commercial centre adjacent to Gorey Shopping Centre.

'Glenbower House' itself is in excellent condition and is possibly the finest example of Victorian architecture in Gorey town. The landmark property is one of the best known properties in Gorey. The property retains many of its original features such as generous ceiling heights, plaster coving, marble fireplaces, timber floors, cut-string stairs etc. while having been revamped into modern office accommodation.

The residence is flanked by a courtyard of out-offices including stables, coach houses, lofted barns, workshops, etc. and a large yard providing off street parking.

HISTORY: 'Glenbower House', as well as being an imposing Gorey landmark property is also steeped in history. As far as we can ascertain, the property started life as a merchant's yard and Coach Builders. It was then converted to the 'Railway Hotel' and subsequently used for residential purposes. The property was well known as Warrens Solicitors offices in town and more recently has served as a corporate headquarters for Softouch Technologies which is a thriving IT firm.

Glenbower House provides a rare opportunity to acquire a high profile landmark period property which could be used as either a modern office premises or a luxury town centre period home or a mixture of both.



Accommodation

Entrance Porch leads to

Main Reception Hall 6.20m x 2.10m
Parquet floor.

Drawing Room / Meeting Room 6.00m x 4.20m
Marble fireplace with cast iron insert, wooden floor, cornicing.

Dining Room / Office 6.40m x 6.00m
Oak floor, marble fireplace with cast iron insert, cornicing.

Library / Office 6.00m x 3.60m at widest point.
Marble fireplace, oak floor, cornicing.

Bathroom 3.70m x 4.11m Tiled floor.

Comms Room 1.44 x 2.53 Tiled floor.

Living Room / Dining Room 4.30m x 3.90m
Original floor tiles, door to patio.

Kitchen 4.00m x 3.30m
Fully fitted with Gorenje oven & hob, integrated dishwasher & fridge freezer, tiled splash back and surround, original tiled floor, breakfast bar. Door to

Store 1 4.29m x 1.91m door to courtyard and door to

Store 2 4.39m x 1.49m

Return 9.64m x 1.29m at widest point. Carpet.

Office/ Bedroom 3.69m x 2.68m Carpet.

Corridor 3.64m x 3.93m at widest point, leading to

Gents W.C. 3.15m x 1.79m
Fully tiled, w.c., w.h.b., velux window.

Ladies W.C. 3.08m x 1.80m
Fully tiled, w.c., w.h.b., velux window.

Office/ Bedroom 5.86m x 2.66m Laminate floor, velux window x 2

Corridor 0.92m x 5.14m door to courtyard, door to

Office / Bedroom 5.20m x 3.22m Carpet.

En-Suite 1.85m x 1.70m W.c., w.h.b, tiled shower cubicle.

En-Suite 1.68m x 1.81m W.c.,w.h.b., tiled shower cubicle.

Office / Bedroom 2.83m x 4.32m carpet, leads to

Office / Bedroom 2.94m x 2.96m Carpet.

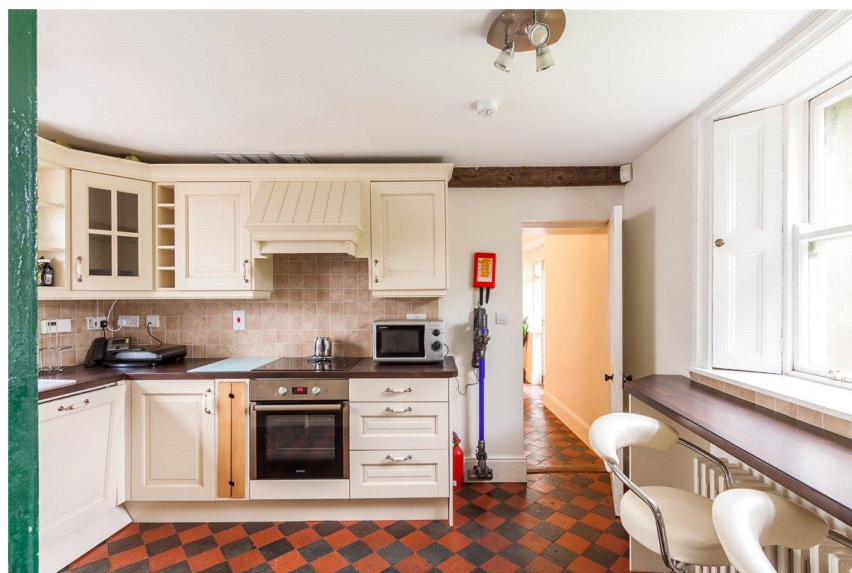
1st Floor Landing 6.44m x 2.07m Carpet.

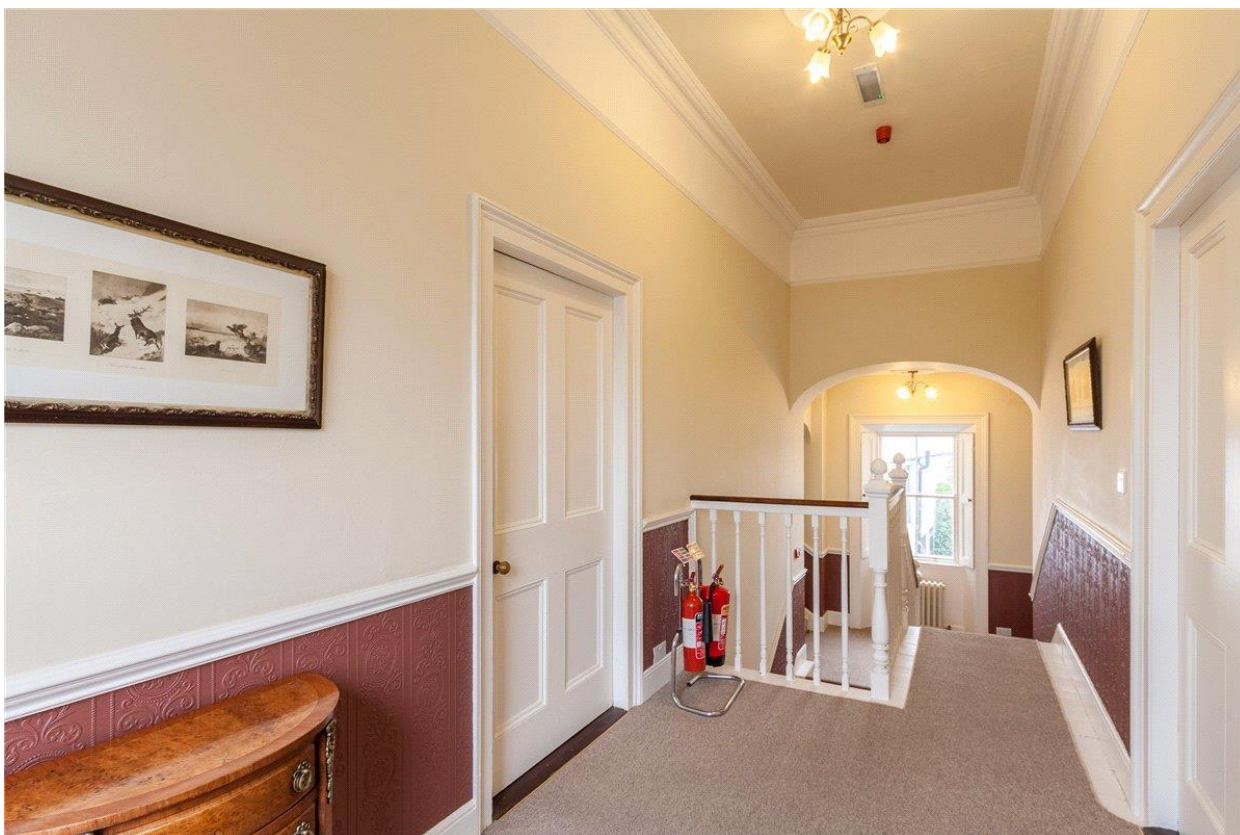
Office / Bedroom 3.53m x 4.84m Carpet.

En-suite / Store 3.51m x 1.12m

Office / Bedroom 4.23m x 4.39m
Cast iron fireplace, marble hearth, carpet, store area.

Ensuite 1.90m x 1.70m W.c., w.h.b., shower cubicle.





Special Features & Services

- Large Victorian residence
- Immaculate condition throughout
- Huge development potential, zoned commercial / mixed use
- Many original features
- Excellent location, walking distance of main street and only metres from Gorey Railway Station
- Commercial fire alarm system
- Upgraded plumbing and electrics throughout including a full computer network system and “comms room”.
- Secure parking to rear (up to nine spaces) through electric gates





Directions

Drive up Gorey Main Street and turn left at the main traffic lights at the '64 pub', proceed down 'The Avenue', the property is on the left at the roundabout.





CONTACT

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OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday. Viewings
conducted 6 days (including
Saturdays).

VIEWING

Viewing by appointment.

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
PSRA Registration No. 001510