

FOR SALE BY ONLINE AUCTION

Wednesday 2nd July 2025 at 12 Noon

“Dubross”, Trinity Street , Wexford

AMV €850,000

E101



To make an offer at the Online Auction – any interested party must register in advance to bid. Please log onto kehoeproperty.com and click the OFFER button within the listing of “Dubross”, Trinity Street, Wexford

- **Imposing detached period residence offering extensive accommodation.**
- **Pivotal position within Wexford Town adjoining the Quays and Waterfront Promenade**
- **Large walled-in urban site with immense potential for future Development.**
- **Large site, regular in shape and zoned ‘Town Centre’.**
- **Offering approx 400 sq.m. / 4,300 sq. ft. accommodation.**
- **33 meters frontage on Trinity Street.**



“Dubross”, Trinity Street , Wexford

“Dubross” is an imposing detached residence dating back to 1865 originally constructed to house the manager of the Wexford Gas Consumers Company or Gas Works as it was known locally. Built by true craftsmen this property still retains many of its original features including timber sash windows with shutters, plasterwork, square headed front door with over-light, cut-granite door steps, “Dubross” mosaic tiled threshold and street front cast iron railings.

Requiring complete refurbishment and offering a gross external floor area of approximately 400 sq.m. the accommodation briefly comprises entrance hallway, 4 reception rooms, kitchen, utility room, study, office, 5 bedrooms and 4 bathrooms. Ample off-street parking and private enclosed garden.

Large walled-in urban site with immense potential for further development in a pivotal position within Wexford Town. Located adjoining the Quays and Waterfront Promenade with approximately 33 meters frontage directly onto Trinity Street.

Only 2 minutes’ walk from the Main Street and only a short stroll from the National Opera House and Wexford Arts Centre. An absolute host of excellent amenities including hotels, bars, restaurants, cafes, shops, supermarkets, pharmacies, boutiques and numerous services are literally on your doorstep.



Services

- Mains water
- Mains electricity
- Mains drainage

VIEWING: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

LEGAL: Nicola O'Leary, Kirwan & Kirwan Solicitors, Cornmarket, Wexford.
053-9143020







Building Energy Rating (BER): G BER No. 118462613

Energy Performance Indicator: 524.04 kWh/m²/yr

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

Selling Agent: Bernie Farrell

Contact No: 0872501492

Email: bernie@kehoeproperty.com

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