FOR SALE

AMV: €260,000

No. 1 Leinster Terrace, King Street, Wexford

- Late 19th century period property superbly located a mere 200m from Wexford Town's south main street and 300m from Wexford's wonderful quayfront.
- 3-bedroom end-of-terrace dwelling extending to c. 108 sq. m. / 1,163 sq. ft. requiring refurbishment.
- Planning permission in place for improvement works to the main period residence including removal of existing sheds and construction of a new utility room and ground floor W.C.
- Zoned town centre development site to the rear of the property extending to c. 0.03 hectares / c. 0.074 acres.
- Unique flexibility — retain as a generous private town garden or explore development potential (subject to planning permission).
- Sewerage and mains water feasibility offer from Irish Water obtained for 2 possible dwellings on the rear development site (subject to planning permission).
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS

Kehoe & ASSOC.

Location

Kehoe & Associates are delighted to present this late 19th century period property together with a zoned development site to market. Ideally positioned on the corner of King Street and Lambert Place, No.1 Leinster Terrace is within walking distance of all amenities including primary and secondary schools, SETU, supermarkets, sports clubs, Wexford Golf Club and more.

Wexford Town's bustling main street is a mere 200m stroll from the front door where you will find an array of restaurants, bars, coffee shops and retail stores. Both Wexford Bus Station and O'Hanrahan Railway Station are approximately 1.3km away along Wexford's picturesque quayfront. Wexford's 'Blue Flag' beaches at Rosslare Strand and Curracloe are both within 20 minutes' driving distance.

Properties offering a period residence with the benefit of a substantial rear town garden or development site so close to Wexford's commercial core are rarely available.

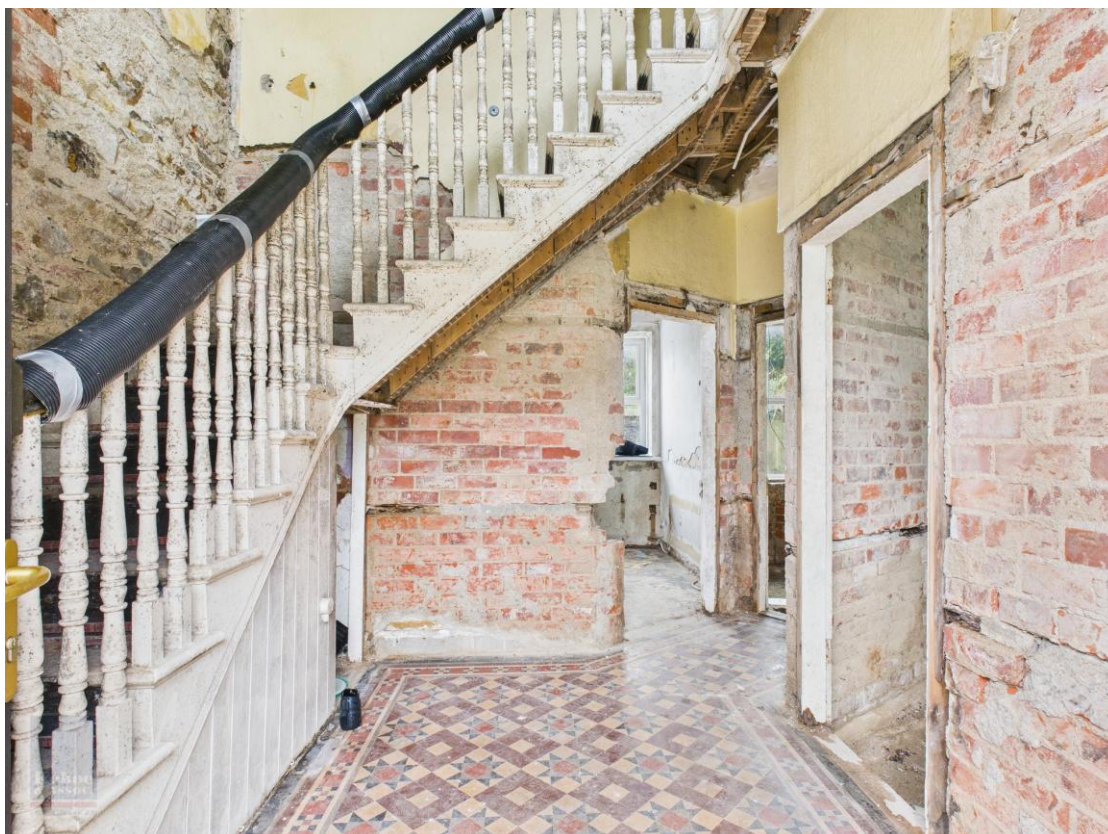For Illustration Purposes Only

No. 1 Leinster Terrace, King Street, Wexford

No. 1 Leinster Terrace was constructed between 1885 and 1895 and retains features consistent with its late 19th century character. The accommodation is laid out over two floors and extends to c. 108 sq. m. / 1,163 sq. ft. The property requires refurbishment and modernisation. Preparatory works have already been undertaken including the removal of plasterboard slab ceilings and the removal of old timber floors at ground floor level. Planning permission has been secured for the demolition of the existing single-storey garden sheds and alterations to the two-storey dwelling, allowing for the construction of a new utility room and ground floor W.C. These works provide a clear pathway for improving the functionality of the main residence.

The ground floor accommodation comprises an entrance hallway with period style mosaic tiling, two reception rooms, a dining room and a kitchen adjacent. Upstairs there is a landing area, three double bedrooms and a shower room. To the rear there is an enclosed courtyard with pedestrian access onto Lambert Place. Beyond this courtyard, the folio includes a small zoned development site extending to c. 0.03 hectares / c. 0.074 acres. This site is being sold as a zoned development site included with the sale and is not subject to planning permission. A sewerage and mains water feasibility offer has been obtained from Irish Water in respect of two possible dwellings on this rear site (subject to planning permission).

A full conservation report has been completed and a conservation expert is available to assist with works to the property. At the front there is a small garden surrounded with mature hedging. This is a centrally located property offering refurbishment potential together with a separate development element to the rear in an established town centre setting. Viewing comes highly recommended.

ACCOMMODATION

Ground Floor

Entrance Hallway	3.22m x 2.77m (max)
Living Room	5.08m x 3.01m
Sitting Room	4.80m x 3.16m
Dining Room	3.08m x 2.91m
Kitchen	3.58m x 1.78m

First Floor

Landing Area	
Bedroom 3	2.88m x 2.05m
Bedroom 2	3.18m x 3.06m
Master Bedroom	4.61m x 3.06m (max)
Bathroom	2.91m x 1.72m
Hotpress	

Total Floor Area: c. 108 sq. m. / c. 1,163 sq. ft.

Features

- Late 19th century period property
- Excellent town centre location
- Surrounded by amenities
- Acc. extending to c. 108 sq. m. / 1,163 sq. ft.
- 3-bedroom end-of-terrace dwelling
- P.P. granted for utility room and ground floor W.C.
- Full Conservation Report completed & Conservation expert available

Outside

- 200m to Wexford Town's south main street
- Rear pedestrian access from Lambert Place
- Enclosed, private rear courtyard
- Small zoned development site to rear
- Site extending to c. 0.03 hectares / c. 0.074 acres
- Suitable as a private rear garden or zoned development site
- Irish Water feasibility obtained for 2 possible dwellings (subject to planning permission)
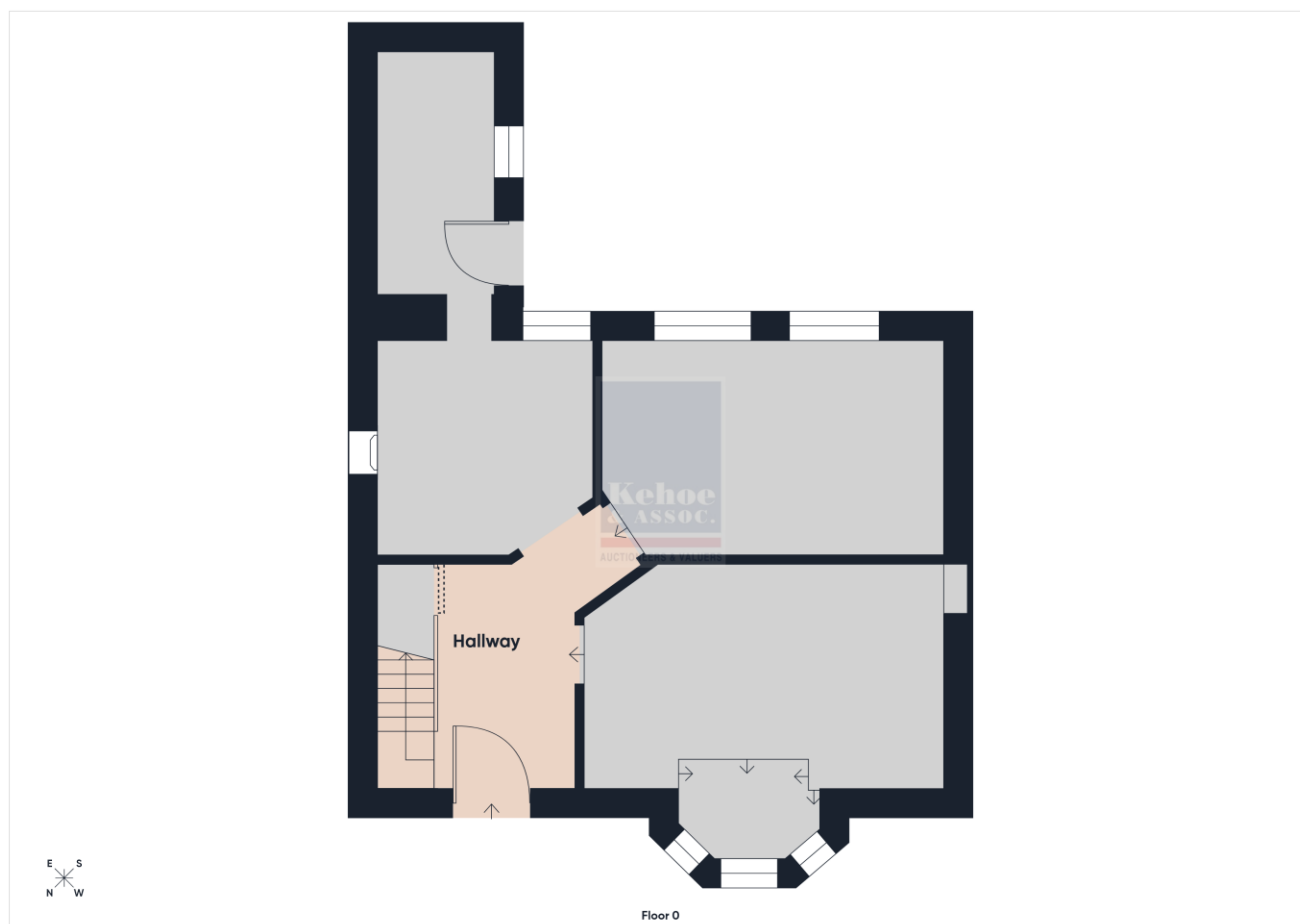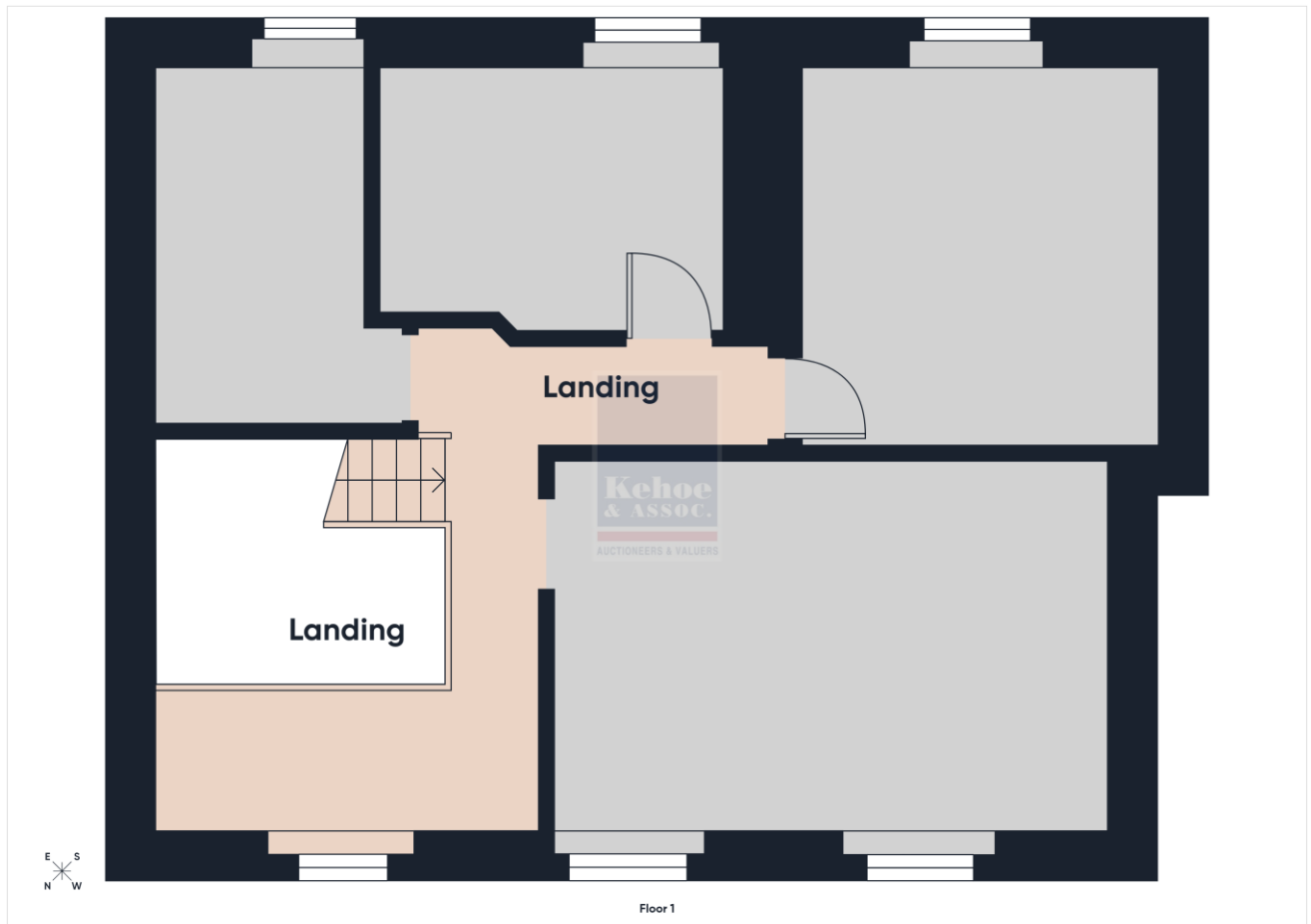- On street parking

Services

- Mains water
- Mains drainage
- B.B.C.H.
- ESB
- Fibre broadband available

NOTE: No. 1 Leinster Terrace is a listed property on the Record of Protected Structures in Wexford (RPS No. WBC0201 / NIAH Ref. 15505057).

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

DIRECTIONS: In Wexford Town proceed south along The Quays and turn right at The Talbot Hotel. Continue along King Street for 300m and 1 Leinster Terrace will be on your left hand side

Hallway

Floor 0

Landing

Landing

Floor 1

For Illustration Purposes Only

Building Energy Rating (BER): G   BER No. 1168373399
Energy Performance Indicator: 550.8 kWh/m²/yr

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

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