

FOR SALE

AMV: €850,000

File No. E449.CM



A distinguished detached residence set on 0.4 acres.

‘Glenanaar’, Old Hospital Road, Park, Wexford

- Prestigious address in “Park”, one of Wexford’s most sought after residential areas.
- Exclusive location in “Park”, within a kilometre of Wexford General Hospital.
- Substantial detached home extending to approximately 313 sq. m. / 3369 sq. ft.
- Mediterranean villa style house with capacity for two separate living arrangements.
- 5 generously proportioned bedrooms with extensive flexible living accommodation.
- Mature private site of approximately 0.4 acres.
- Within walking distance of Wexford Town and a host of excellent amenities.
- To arrange a suitable viewing time, please contact the sole selling agents, Wexford Auctioneers Kehoe & Assoc. by email sales@kehoeproperty.com or phone on 053 9144393.



**Kehoe
& ASSOC.**

Location

Situated along Old Hospital Road, in Park, this exceptional residence enjoys one of the most highly regarded addresses in Wexford. Park is synonymous with quality homes, established surroundings and a peaceful residential atmosphere that has long attracted discerning buyers. The area is defined by treeline settings, low density development and enduring appeal.

Convenience is the defining feature of this location. The property is within comfortable walking distance of Wexford town centre, offering immediate access to a wide array of amenities including shops, restaurants, cafes and cultural attractions. Essential services are also close at hand ensuring a lifestyle of ease and accessibility.

Recreational and community facilities are equally impressive, with Wexford Rugby Club, Wexford Boat & Tennis Club and other sporting amenities nearby. The proximity of Wexford General Hospital further enhances the practicality of the location. Opportunities to acquire properties in this exclusive area are rare, making this offering particularly note worthy.



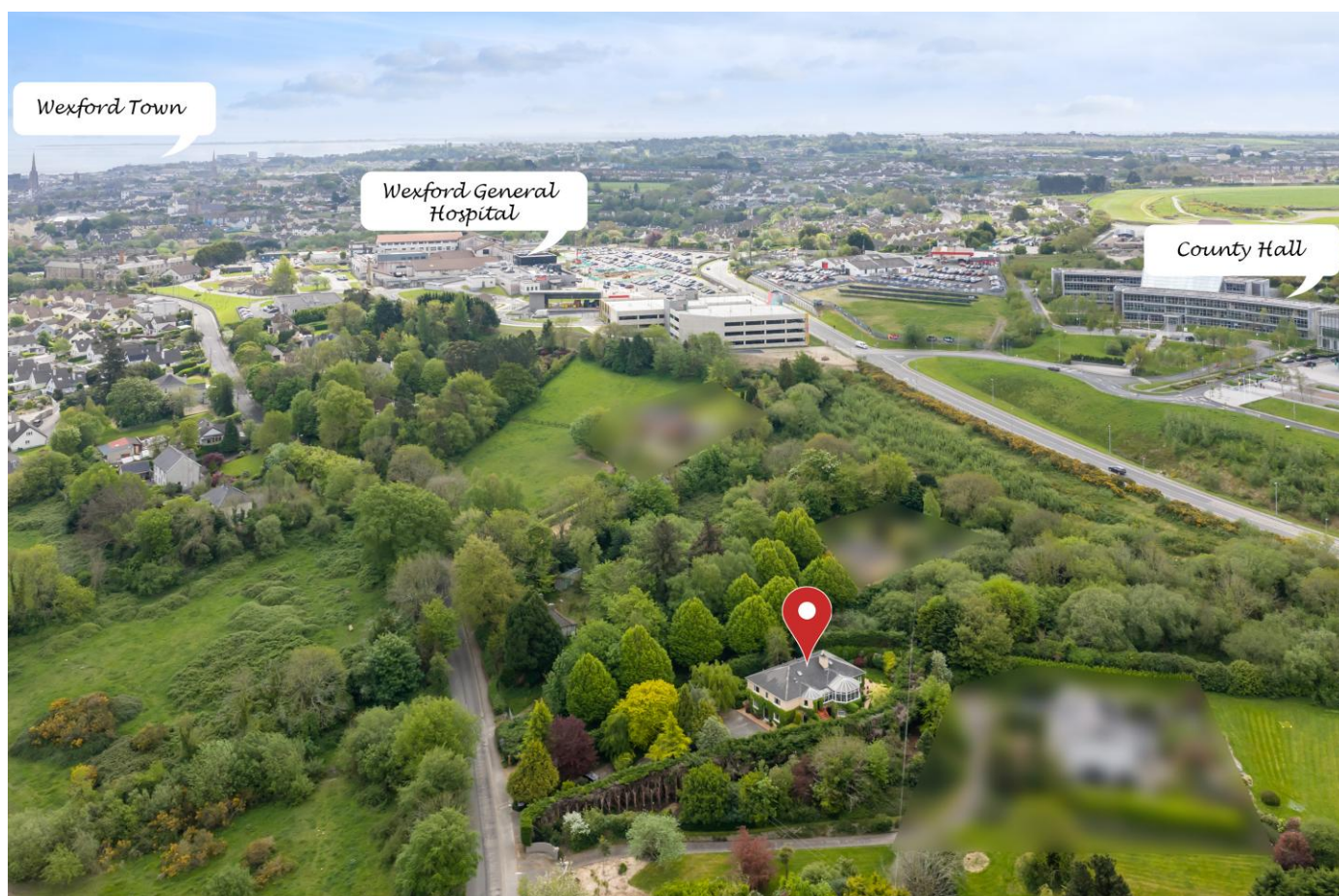


‘Glenanaar’, Old Hospital Road, Park, Wexford

‘Glenanaar’ is a substantial detached residence extending to approximately 313 sq. m, offering bright, well-proportioned and versatile accommodation throughout. The layout has thoughtfully been designed to cater for modern family living , with a natural flow between living and bedroom spaces while maintaining a strong sense of comfort.

The home comprises five spacious bedrooms alongside generous reception room that provide ample space for both everyday living and entertaining. Large windows throughout the property allow for excellent natural light, while the overall scale of the accommodation ensures flexibility for a variety of lifestyle needs.

Externally the property is set on a mature and private site of approximately 0.4 acres, offering a peaceful and secluded environment. The grounds are well established, providing both privacy and a sense of country living. Overall convenience and appeal as a prime residential opportunity in truly exceptional location. All in all this is a rare opportunity to acquire a landmark home in one of Wexford’s most sought after residential settings.











ACCOMMODATION

First Floor

Entrance Porch	3.57m x 3.19m	With tiled flooring and door into conservatory.
Entrance Hallway	3.92m x 2.96m	With timber flooring, ceiling coving and staircase to ground floor..
Hallway	6.36m x 0.98m	With timber flooring and ceiling coving.
Sitting Room	4.22m x 4.02m	With timber flooring, ceiling coving, solid fuel stove with granite hearth and timber surround. Sliding door to:
Conservatory	5.44m x 3.59m	With tiled flooring and sliding door to rear patio area. Sliding door into:
Lounge / Formal Dining Room	6.30m x 5.12m	With timber flooring, ceiling coving, serving hatch, open fireplace with marble hearth and surround.
Kitchen / Dining Room	4.83m x 4.51m	With tiled flooring, floor and eye level units with tiled splashback, integrated double oven, integrated fridge freezer, electric hob with overhead extractor, Stanley Range Cooker and sliding door to rear patio area.
Utility Room	4.55m x 2.45m	With timber flooring, floor and eye level storage units with extensive countertop space, plumbed for washing machine and dryer. Staircase to Attic Storage.
Guest W.C.	1.81m x 1.68m	With tiled flooring, w.c., w.h.b. and storage press.
Bedroom 2	4.55m x 3.28m	With timber flooring.
Ensuite	2.62m x 1.67m	With tiled flooring, w.c., w.h.b. with tiled splashback, large corner shower stall with pump shower and tiled surround.
Master Bedroom	4.71m x 3.20m	With timber flooring, ceiling coving, extensive sliderobes and storage closet.
Ensuite	2.49m x 2.17m (max)	With tiled flooring, w.c., w.h.b. with tiled splashback and jacuzzi bath with tiled surround
Bedroom 3	4.20m x 3.62m (max)	With timber flooring and ceiling coving.
Ensuite	2.66m x 0.83m	With tiled flooring, w.c., w.h.b. with tiled splashback, shower stall with Triton T90sr electric shower and tiled surround.
<i>Attic Space</i>		
Storeroom 1	3.97m x 3.26m	With carpet flooring and integrated storage units.
Shower Room	2.00m x 1.80m	With carpet flooring, w.c., w.h.b., shower stall with Triton T80i electric shower and tiled surround.
Storeroom 2 (max)	3.26m x 2.69m	With carpet flooring and integrated storage unit.

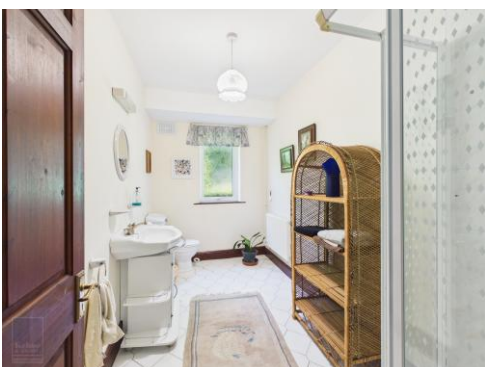


ACCOMMODATION

Ground Floor

Entrance Hallway	8.32m x 1.48m	With carpet flooring, front access door and staircase to first floor.
Living Room / Hobby Space	9.76m x 5.63m (max)	With carpet flooring and open fireplace.
Shower Room	3.42m x 1.81m	With tiled flooring, w.c., w.h.b., shower stall with pump shower and tiled surround.
Bedroom 5	4.50m x 3.27m	With carpet flooring.
Bedroom 4	5.15m x 4.05m	

Total Floor Area: c. 313 sq. m. (c. 3,369 sq. ft.)





Features

- Extensive accommodation
- Prestigious location
- Walking distance to all amenities
- Private site
- Versatile layout

Outside

- 0.4 acres
- Gardens in lawn
- Herb garden with raised beds to rear
- Various patio areas
- Mature setting
- Low maintenance exterior

Services

- Mains water
- Mains sewerage
- Fibre broadband

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

DIRECTIONS: In Wexford Town proceed along Spawell Road passing the Old Loreto School on the right hand side. Take the next left turn and proceed along Old Hospital Road and the property for sale 'Glenanaar' is approximately 800m on the left-hand side (For Sale Sign) **Eircode Y35 W977**





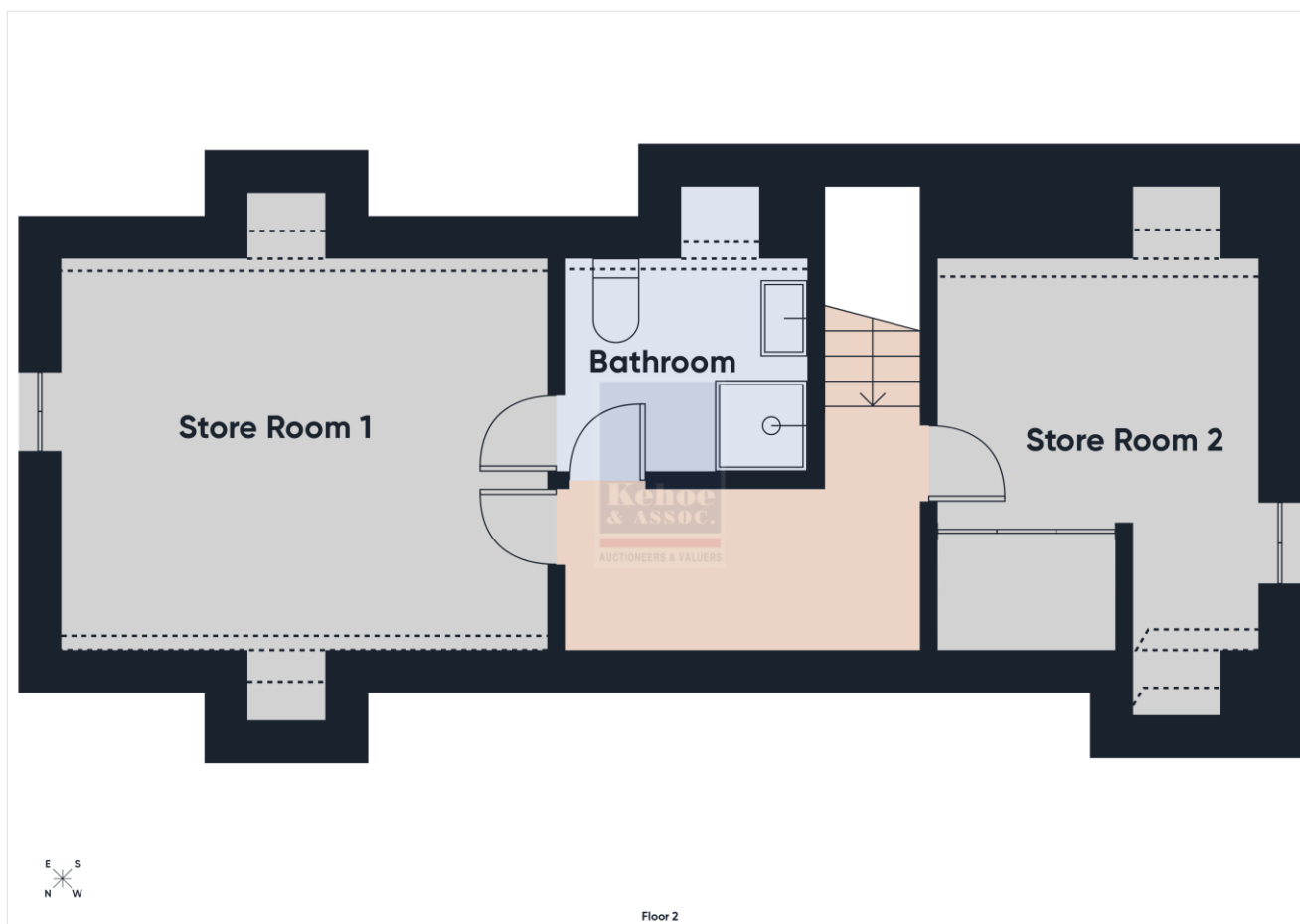




Floor 1



Floor 0



Building Energy Rating (BER): B3

BER No.: 103420261

Energy Performance Indicator: 134.56 kWh/m²/yr

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

Selling Agent: Colum Murphy

Email: sales@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. PRSA No. 002141

