

Ref: 7603

NO. 3 GLENBROOK, NEWTOWN ROAD, WEXFORD, CO. WEXFORD Y35 E8X9



BER C3

QUINN PROPERTY

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# Substantial Four/Five Bedroom Family Residence With Detached Annex On Elevated Site For Sale By Private Treaty







#### LOCATION & DESCRIPTION:

**QUINN PROPERTY** are delighted to present this substantial property to the market. Located in one of the most desirable addresses in Wexford, it is only 2km from Redmond Square and the town centre. Whilst the location may be described as suburban, it is within walking distance of schools, shops, bus and train station and all amenities in Wexford town. Situated on an elevated site, the property commands panoramic views over the Slaney Estuary, Wexford Town and further across the South East coast.

This fine detached residence forms part of an exclusive and medium sized development just off the Newtown road and boasts numerous facilities and amenities close by, with Wexford Hospital and Wexford Racecourse on the doorstep. One is spoiled for choice when it comes to top tourist attractions that include The National Heritage Park, Johnstown Castle, Hook Lighthouse and hotels to include The Ferrycarrig, Newtown Park, Riverbank, Talbot & Whites Hotel and Wexford Golf Club, all within easy reach.



The historic town of Wexford boasts a picturesque quayside where one can take leisurely walks enjoying the views of the river, the iconic Crescent Quay Bridge and the vibrant activity of the local fishing industry. The town itself is a lively hub of activity, featuring a wide range of traditional shops, boutiques, restaurants, cafes, pubs, hotels, craft shops and is also host to the internationally acclaimed Wexford Festival Opera, a highlight of any international cultural calendar. The town is linked to Dublin by the M11/N11 National primary route and to Rosslare Europort, Cork and Waterford by the N25. Wexford has become an increasingly popular location to live in as people seek to escape the crowded Capital and this, combined with the increased trend towards working from home/hybrid, makes it a most attractive place to live, work and raise your family.

The property is within a 30 minute drive to Rosslare Europort, where passenger and vehicular ferries are available to various locations such as Fishguard, Pembroke, Le Havre, Bilbao, Santander and Cherbourg. Rosslare Strand with its renowned blue flag beach is a 20 minute drive, while other beautiful beaches such as Curracloe and Ballinesker are also a 20 minute drive.



The residence benefits from its elevated position with splendid views and is presented in excellent condition. Accommodation is bright, spacious and briefly comprises of entrance hall, family/dining room, living room, kitchen, utility, WC, second living room/bedroom with en-suite on the ground floor, with three bedrooms, four en-suites, office and storage on the first floor. The property is further complimented by a annex divided into two independent areas, offering multiple options and versatility for extended family use, rental units, work or recreational space, the possibilities are endless.

Outside, the residence is approached via a tarmacadamed driveway with well-maintained lawns to either side. There is a low maintenance concrete yard to the rear with a further lawned area. The site features a selection of mature trees and shrubs across the garden.





Accommodation Comprises As Follows:

**Main House:**

Entrance Hall:	5.3m x 3.5m	Tiled flooring, under stair storage
Dining/Family Room:	5.5m x 5.4m	Timber flooring, feature fireplace with stove, coving, feature brick façade
Kitchen:	2.8m x 3.8m	Tiled flooring, fitted waist high and eye level kitchen units, dishwasher, tiled backsplash, recessed lighting, extractor fan
Utility Room:	1.8m x 1.6m	Tiled flooring, plumbed for washing machine, door to rear garden
W.C.:	0.9m x 1.6m	Tiled flooring, WC, WHB
Living Room/ Bedroom 5:	4.0m x 4.0m	Carpet flooring, bay window, coving
En-Suite:	2.9m x 1.1m	Tiled flooring, WC, WHB, electric shower
Bedroom 4:	5.4m x 3.7m	Laminate flooring, dual aspect, coving
En-Suite:	1.4m x 2.6m	Tiled flooring, WC, WHB, bath with electric shower
Landing:	2.9m x 5.6m	Carpet flooring
Bedroom 3:	4.2m x 2.9m	Carpet flooring, dual aspect, fitted wardrobes
En-Suite:	1.9m x 2.0m	Tiled flooring, WC, WHB, electric shower, Velux window
Bedroom 2:	3.6m x 4.2m	Carpet flooring, river/sea views, fitted wardrobes
En-Suite:	1.1m x 2.4m	Tiled flooring, WC, WHB, electric shower
Office:	2.1m x 2.5m	Laminate flooring, Velux window
En-suite:	0.8m x 2.5m	Tiled flooring, WC, WHB, electric shower
Bedroom 1:	4.7m x 4.2m	Laminate flooring, fitted wardrobes, garden views
En-Suite:	1.5m x 2.5m	Tiled flooring, WC, WHB, bath with electric shower
Walk-in-Hot Press:	1.1m x 2.7m	Carpet flooring, ample shelving



**Annex 1:**

Kitchen/Living Room:	5.4m x 4.6m	Laminate flooring, bay windows, fitted waist high and eye level kitchen units, plumbed for washing machine, tiled backsplash, stairs to first floor
Shower Room:	1.9m x 1.5m	Tiled flooring, WC, WHB, shower with tiled surround
First Floor:		
Attic Room:	5.3m x 2.7m	Laminate flooring, fitted storage, Velux window

**Annex 2:**

Kitchen/Living Room:	3.8m x 7.9m	Laminate flooring, fitted waist high and eye level units, plumbed for washing machine, tiled backsplash, stairs to first floor
Shower Room:	1.7m x 1.6	Tiled flooring, WC, WHB, shower with tiled surround
Landing:	1.8m x 1.9m	Timber flooring
Bedroom 1:	3.9m x 6.0m	Timber flooring, Velux window, wardrobe, hot press included, shelving
Bedroom 2:	3.1m x 2.3m	Timber flooring, Velux window, wardrobe
Attic Room:	5.3m x 2.7m	

**BER DETAILS:**

BER: C3  
BER No. 118204502  
Energy Performance Indicator: 220.73kWh/m²/yr

**SERVICES & FEATURES:**

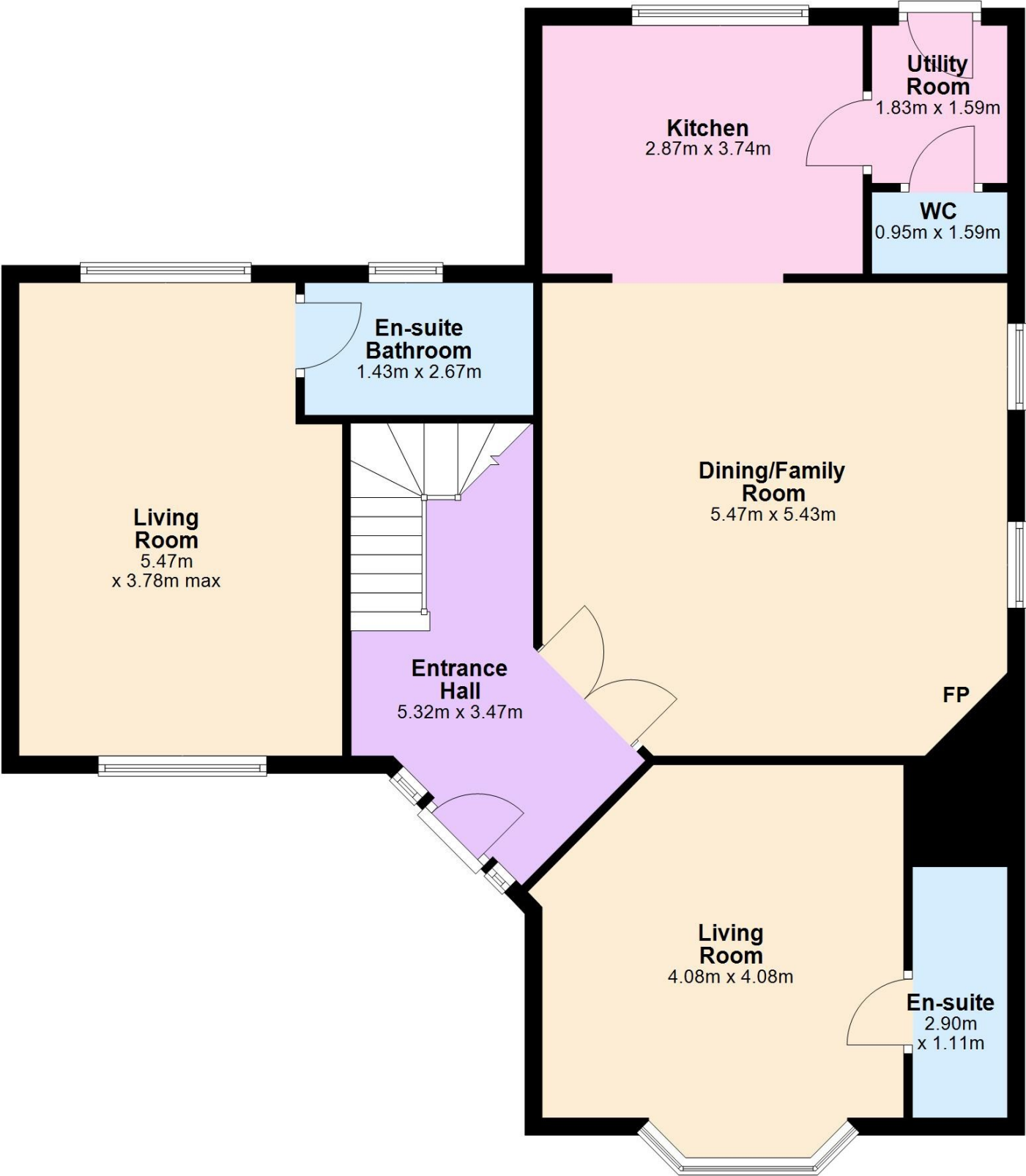
All Main Services  
Oil Fired Central Heating  
Excellent Location  
Built: 1996  
Property Extends To: 188.8m²  
Annex x 2 (106.7 m² Approx.)

**A.M.V. €500,000**

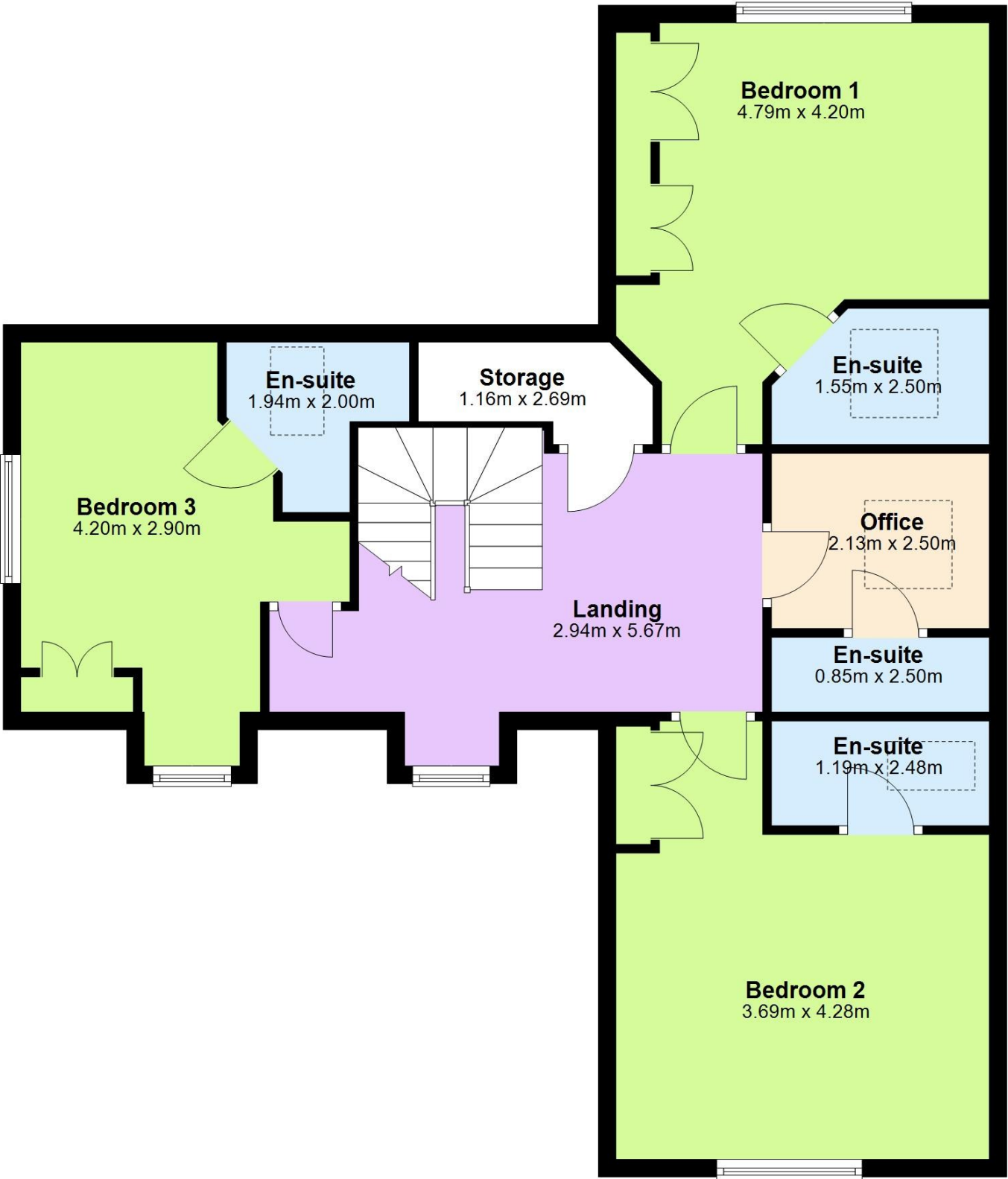




Ground Floor



First Floor

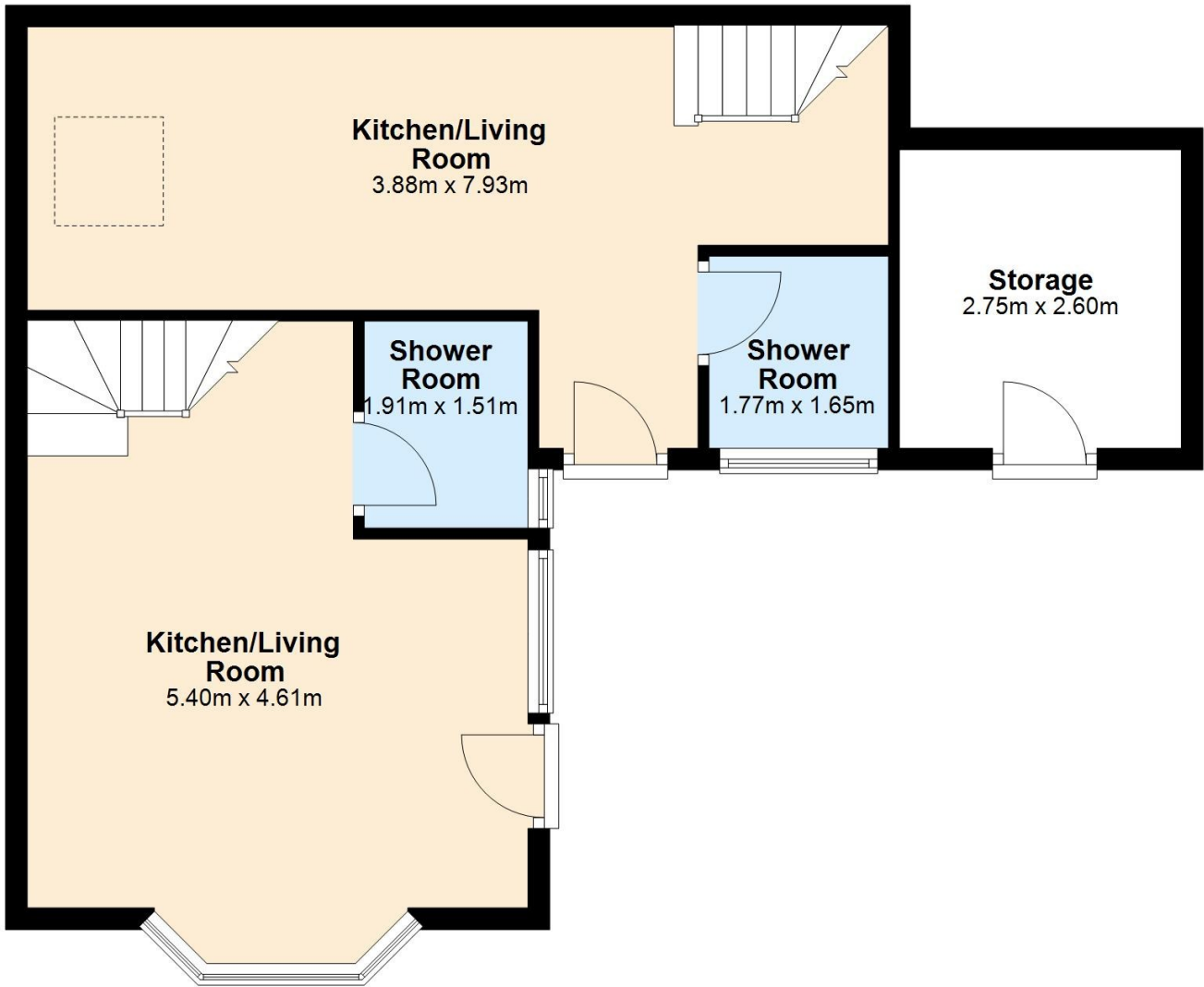


Total Area: Approx. 188.8 sq. meters

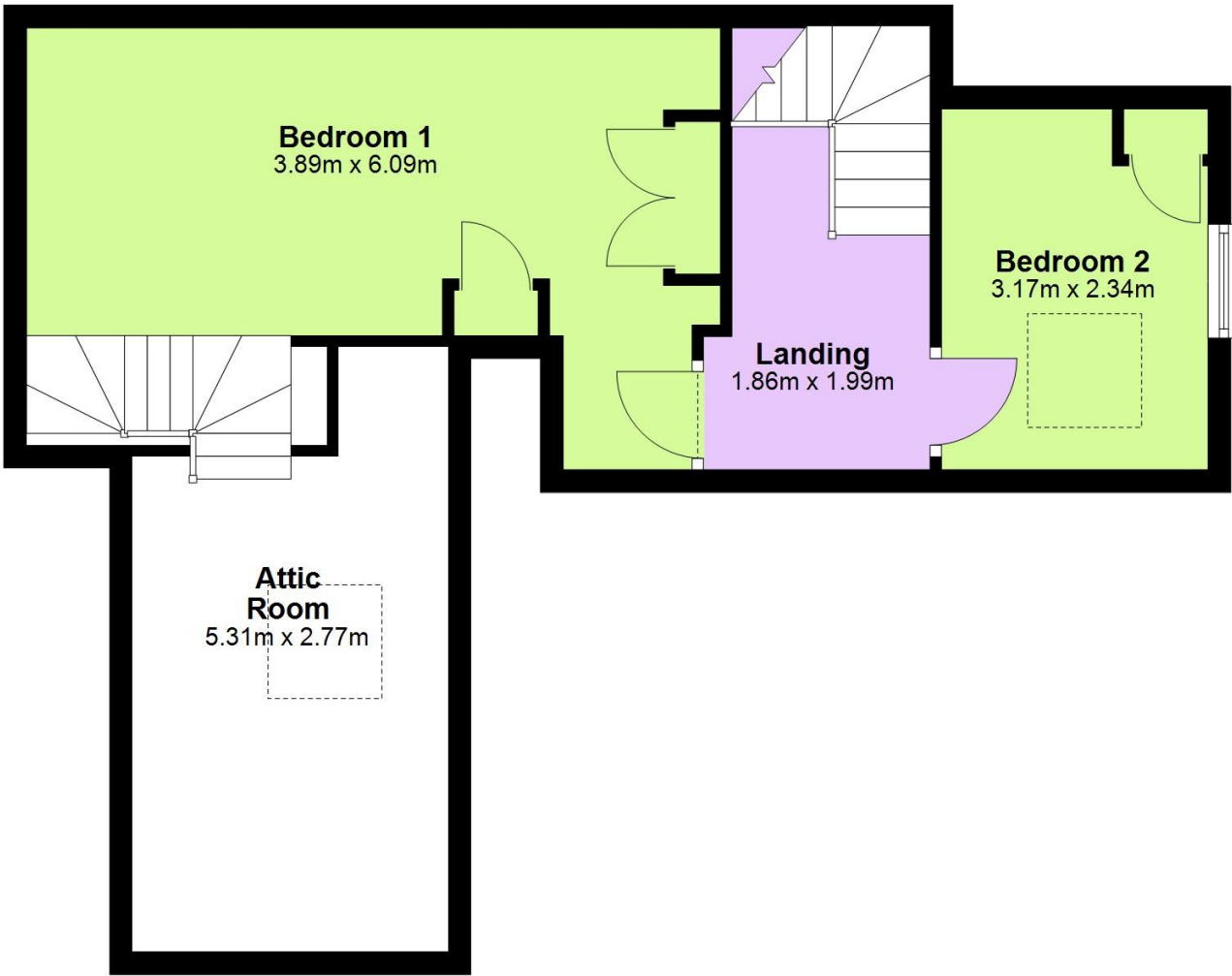


ANNEX X 2

Ground Floor



First Floor



Total area: approx. 106.7 sq. metres



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