

# FOR SALE

AMV: €180,000

File No.d688. KD



## No. 1 Leinster Terrace, Wexford

- Late 19<sup>th</sup> 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.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

## Location

Kehoe & Associates are delighted to present this late 19<sup>th</sup> 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 so close to Wexford's commercial core are rarely available.



## No. 1 Leinster Terrace, Wexford

No. 1 Leinster Terrace was constructed between 1885 and 1895 and retains features consistent with its late 19<sup>th</sup> 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.

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 in an established town centre setting. Viewing comes highly recommended.





## **ACCOMMODATION**

### ***Ground Floor***

|                  |                        |
|------------------|------------------------|
| Entrance Hallway | 3.22m x 2.77m<br>(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<br>(max) |
| Bathroom       | 2.91m x 1.72m          |
| Hotpress       |                        |

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





## Features

- Late 19<sup>th</sup> 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
- Suitable as a private rear garden
- Irish Water feasibility obtained for 2 possible dwellings (subject to planning permission)
- On street parking

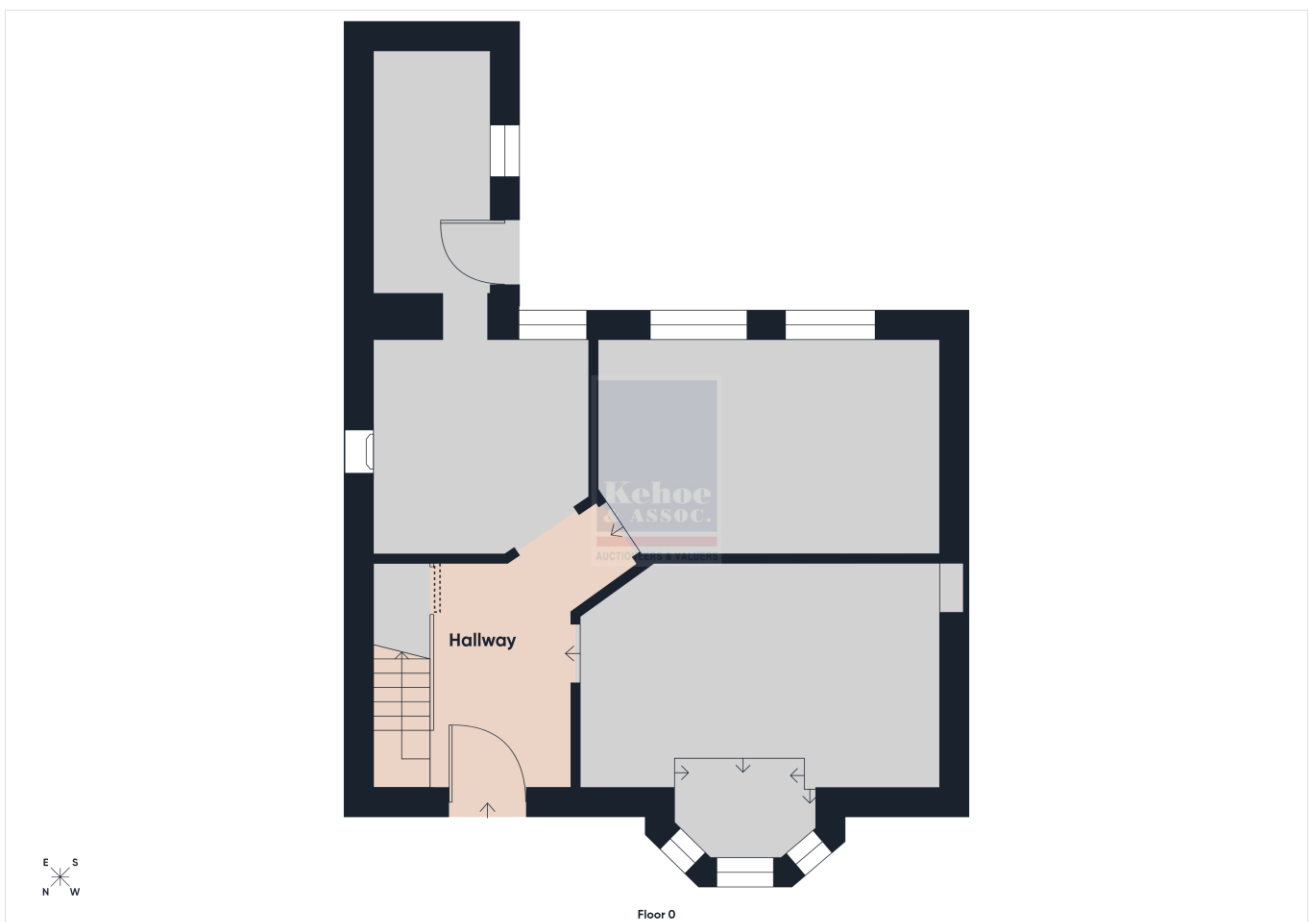
## Services

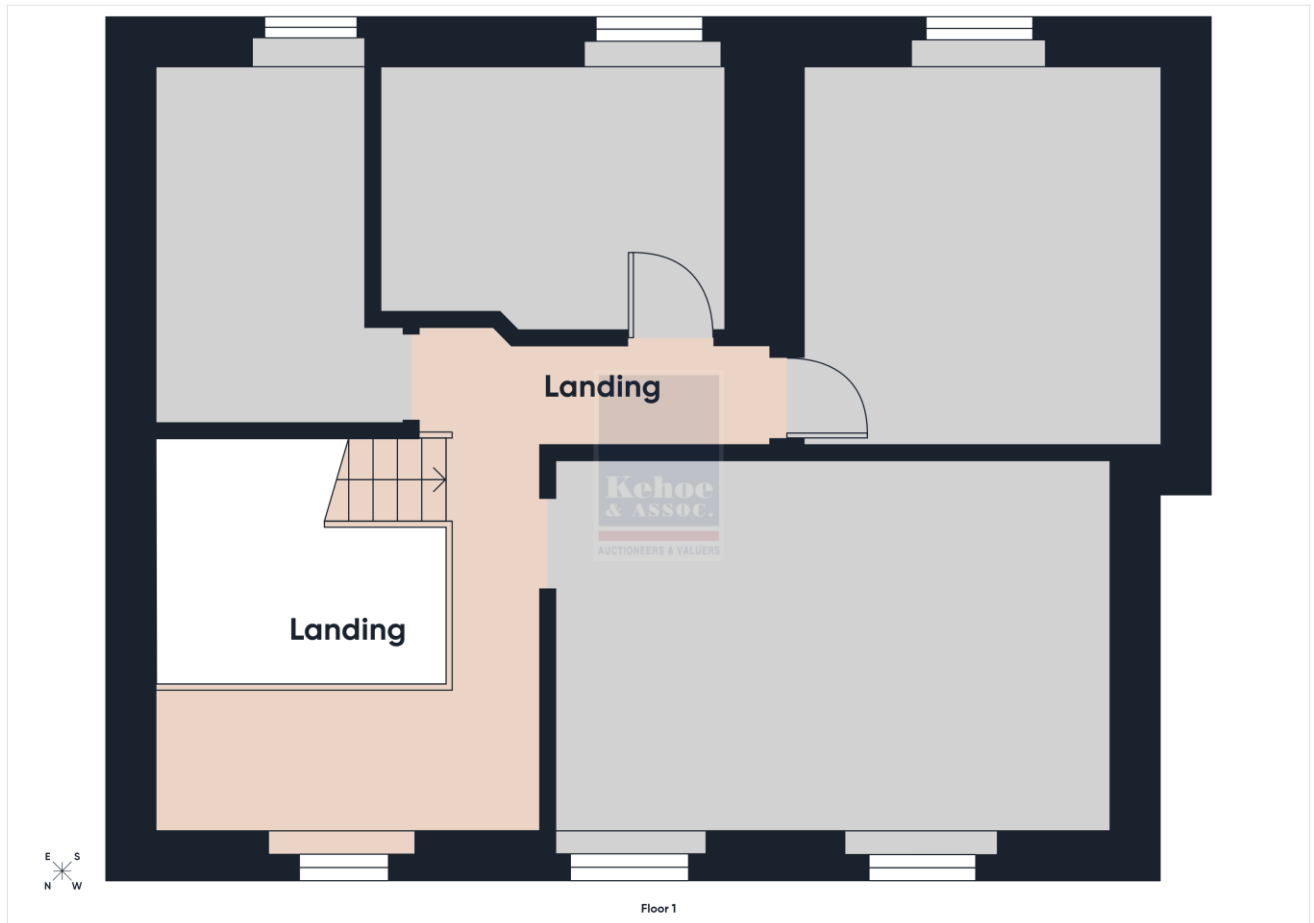
- Mains water
- Mains drainage
- B.B.C.H.
- ESB
- Fibre broadband available

**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 on the corner of King Street and Lambert place ('For Sale' board). **Eircode: Y35 V3W2**







For Illustration Purposes Only

**Building Energy Rating (BER): G      BER No. 1168373399**  
**Energy Performance Indicator: 550.8 kWh/m<sup>2</sup>/yr**

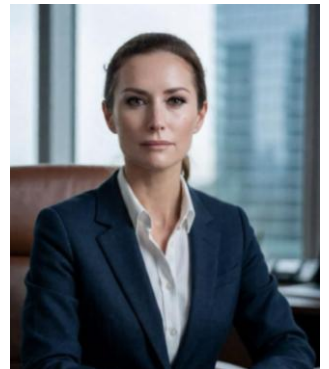
**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Kate Doyle**

**Contact No: 087 4867175**

**Email: [kate@kehoeproperty.com](mailto:kate@kehoeproperty.com)**



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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