

# "Elmfield House", Spawell Road, Wexford.

"Elmfield House" is one of the most impressive and classic period properties to hit the market in Wexford in recent times. Steeped in history this 18th century Georgian residence boasts many wonderful olde worlde features throughout such as high ceilings, cornicing, original tiling, antique fireplaces, feature glass windows etc. and it maintains all of its stunning characteristics creating a warm pleasant homely atmosphere throughout. The accommodation is very spacious spread out over three floors with 5/6 bedrooms, two en-suites, a wonderful family room, sitting room, formal dining room, and a charming country-style kitchen.

The upstairs bedrooms enjoy beautiful views over the River Slaney. The property also benefits with a spacious yard for off street parking, courtyard to rear, and mature gardens with bbq area and shrubbery.

Location is exceptional in one of the most desired addresses in Wexford being a short stroll to the town centre and the Quays.

The Sale of this Property offers a very rare opportunity to Acquire one of the most unique and substantial town properties in Wexford and offers fantastic potential for a wonderful family home in a superb convenient location.

## **Property Features:**

Georgian Residence.

Views over River Slaney.

Prestigious Location.

Spacious accommodation.

Original features.

## **Accommodation Comprises:**

Entrance Hallway 9.85m x 2.40m Tiled floors.

Dining Room 5.47m x 4.24m Feature cornicing

Sitting/Drawing Room 5.64m x 5.48m Feature original olde worlde cornice, marble fireplace, timber floors, high ceilings.

Living Room 5.48m x 3.55m Original Kilkenny slate fireplace, olde worlde shutters, centre rose feature ceiling cornice.

Hallway 11.05m x 1.20m Door to courtyard & storage shed.

Kitchen/Diner 6.57m x 4.23m Fully fitted kitchen units, tiled walls, brick features, original tiled floors, Kilmore Quay beam, 2 Larder presses, recessed lighting, sky light.

Utility 4.63m x 3.18m Fully fitted eye & wait level units, stainless steel sink unit, spacious storage, plumbed for appliances.

Bathroom 3.55m x 2.80m WC, WHB, Bath, tiled floors.

## **Upstairs**

Bedroom No. 1 3.56m x 3.18m Built in wardrobe.

Bathroom 3.62m x 3.38m WC, WHB, bath, fitted press.

## 2nd Floor Return

Bedroom No. 2 3.46m x 2.46m Built in wardrobe, views over River Slaney.

Bedroom No. 3 5.56m x 4.35m Views over River Slaney.

Bedroom No. 4 4.38m x 3.72m Views over courtyard.

Bedroom No. 5 3.93m x 3.61m

En-Suite 2.22m x 1.51m WC, WHB, triton shower, part tiled walls.

Hot Press 1.50m x 1.26m

Bedroom No. 6 (Master) 5.64m x 4.12m Views over River Slaney.

Walk in wardrobe 2.40m x 1.32m

En-Suite 2.95m x 1.28m WC, WHB, shower, part tiled walls.

**Outside:** Off street parking, spacious yard, rear courtyard, private gardens.

**Services:** Mains water, mains sewage, oil fired central heating.

**BER:** Exempt.

**Apply:** Keane Auctioneers (053) 9123072.

**Viewing:** Strictly by appointment with the sole selling agent only.