

FOR SALE

AMV: €245,000

File No. c569.CM



No. 6 Heatherfield, Mulgannon, Wexford

- Situated in this most sought-after residential address, adjacent to Wexford Golf Club & close to all town amenities.
- Bright and spacious accommodation extending to c. 1,445 sq.ft.
- South-westerly facing rear rockery garden with many features, including pizza oven and two decking areas.
- Acc.: entrance hallway, sitting room, kitchen/dining room, utility, 4 bedrooms (one en-suite), bathroom & hotpress,
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

No. 6 Heatherfield, Mulgannon, Wexford

Situated adjacent to Wexford Golf Club, this 4 bedroomed detached family home is presented in good condition. Mulgannon is a sought-after location with all the amenities of Wexford Town close by. The accommodation on offer here is spacious and one particular feature is the large kitchen/dining room with sliding doors opening onto decking and exciting rockery rear garden. This garden has the benefit of being south-westerly facing and steps rise up to a second decking area with pizza oven. It would be ideal for a growing family with great space internally and externally. Early viewing comes highly recommended and is strictly by prior appointment with the sole selling agents only.

To arrange a suitable viewing time contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Hallway	6.54m x 1.32m	With solid timber floor, storage under stairs. Alarm panel
Sitting Room	3.60m x 6.26m (max)	Solid timber flooring, feature fireplace - timber frame and cast iron surround with stove. T.V. point, ceiling coving and centre piece.
Kitchen/Dining Room	5.93m x 4.88m (max)	Fitted timber kitchen, extensive wall and floor units, integrated appliances include; double oven, microwave, gas hob, extractor fan, dishwasher, stainless steel sink unit and splashback. T.V. point. Tiled flooring. Ceiling coving and centre piece. Sliding doors to extensive timber decking area and rockery garden.
Utility Room	2.29m x 1.66m	Tiled flooring, floor units with counter top space, tiled walls. Plumbed for washing machine. Door to rear garden.
Bedroom 4	3.49m x 3.34m	Timber flooring, ceiling coving and centre piece.
Family Bathroom	3.15m x 1.75m	W.C., w.h.b. with shelf & built-in mirror & light overhead. Bath with shower head and tiled surround. Tiled flooring, surround and ceiling coving.
Bedroom 3	3.16m x 3.00m	Timber flooring, ceiling coving and centre piece.
Timber stairs to first floor		
Landing		Ceiling coving and centre, large hotpress space with ample shelving and hanging space
Bedroom 2	4.49m x 3.65m	Timber flooring, large window overlooking rear garden, built-in wardrobes.
Master Bedroom	4.47m x 3.48m	Timber flooring, built-in wardrobes.
En-suite	2.79m x 1.63m	W.C., w.h.b. with shelf, built-in mirror and light overhead. Corner shower stall with Triton T90z electric shower, tiled flooring and tiled wall surround

Total Floor Area: c. 134 sq. m. (c. 1,445 sq. ft.)



FEATURES

- Award winning Wexford in Bloom Garden 2006.
- Adjacent to Wexford Golf Club.
- Sought-after residential area.
- Fine 4 bedroom property
- Close to all amenities.

OUTSIDE

- Cobblelock driveway.
- Enclosed rockery rear garden with many features to the front and rear.
- Mature trees.
- Timber decking area with pizza oven.
- South-westerly facing rear garden.

SERVICES

- Mains water.
- ESB.
- Telephone.
- Mains sewerage.

PLEASE NOTE: The light fitting in the sitting room and the granite in the front & rear garden are expressly excluded from the sale.

DIRECTIONS: In Wexford proceed up Mulgannon Hill, just before Wexford Golf Club, Heatherfield is on your right hand side. Proceed into Heatherfield, keep to the left. At the end of this route, take a left and the property for sale is on your right hand side – No. 6 (For Sale sign). Eircode: Y35 RYR7



Building Energy Rating (BER): D1 BER No.: 112680921
Energy Performance Indicator: 241.04 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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. PRSA No. 002141