

# FOR SALE

AMV: €315,000

File No. c690.CM



## No. 1 Heatherfield, Mulgannon, Wexford

- Situated in this most sought-after residential address, adjacent to Wexford Golf Club & close to all town amenities.
- Superbly presented bright and spacious accommodation extending to c. 140 sq.m. / c. 1,506 sq.ft.
- South facing rear garden with patio areas and feature pond.
- 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. 1 Heatherfield, Mulgannon, Wexford

Situated adjacent to Wexford Golf Club, this 4 bedroomed detached family home is presented in excellent condition. Mulgannon is a sought-after location with all the amenities of Wexford Town close by. The accommodation on offer here is bright, spacious and one particular feature is the large kitchen/dining room with sliding doors opening onto welcoming south facing decking and garden. This garden has the significant benefit of a south facing direction with steps rising onto a second seating area adjacent to pond. There are three storage garage spaces discretely developed around the property. 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	6.52m x 1.32m	With tiled floor. Storage beneath stairs. Ceiling coving and centre piece.
Sitting Room	5.00m x 3.68m (ave)	With feature fireplace and electric inset fire, bay window, ceiling coving and centre piece, t.v. point.
Kitchen/Dining Room	5.97m x 4.80m (ave)	With fitted kitchen, extensive wall and floor units, stainless steel sink unit with double drainer, granite worktops throughout, larder press, integrated fridge, oven, microwave, hob and extractor fan. Tiled floor and splashback, ceiling coving and centre pieces. Sliding door from kitchen/diner leading to south facing decking and landscaped areas.
Utility Room	2.48m x 1.70m	With wall and floor units, plumbed for washing machine, tiled floor and splashback. Granite worktop.
Bedroom 4	3.18m x 3.01m	With timber floor, ceiling coving and centre piece.
Bedroom 3	3.48m x 3.26m	With timber floor, ceiling coving and centre piece.
Family Bathroom	3.28m x 1.78m	With w.c., w.h.b., bath and mains Mira shower above. Tiled floor to ceiling.
<b>Timber stairs to first floor</b>		
Landing Area	2.70m x 3.14m	With walk-in hotpress, dual immersion water heater and some fitted shelving.
Master Bedroom	5.04m x 3.36m	With extensive fitted wardrobes
En-suite	2.83m x 1.67m	With w.c., w.h.b. (built-in vanity unit), shower stall with Triton T90si electric shower. Tiled floor to ceiling.
Bedroom 2	5.39m x 3.82m	
<b>Total Floor Area: c. 140 sq. m. (c. 1,506 sq. ft.)</b>		
Garage	8.05m x 2.66m	



## **FEATURES**

- Superb 4 bed property.
- Sought-after residential area
- Adjacent to Wexford Golf Club.
- Close to all amenities.
- Only 1km walk to Wexford South Main St.
- Extending to c. 1,506 sq.ft.

## **OUTSIDE**

- South facing enclosed rear garden.
- Mature trees and shrubbery surround.
- Timber decking area and seating area with feature pond.
- Cobblestone driveway with space for four cars.
- Double door garage.

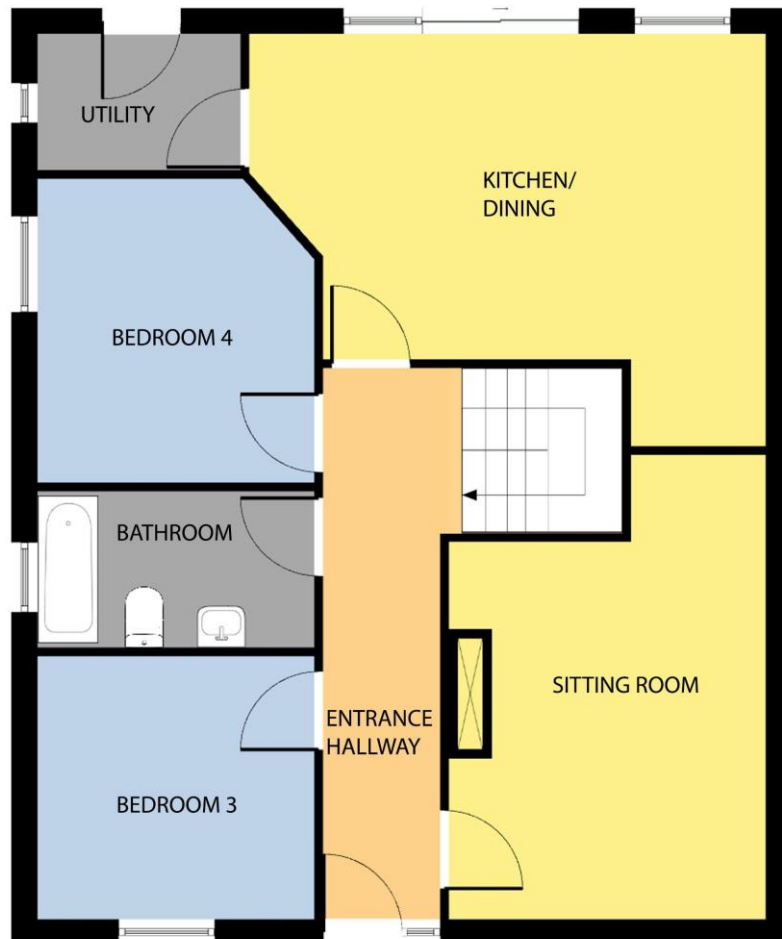
## **SERVICES**

- Mains water.
- Mains drainage
- ESB.
- Telephone.
- OFCH

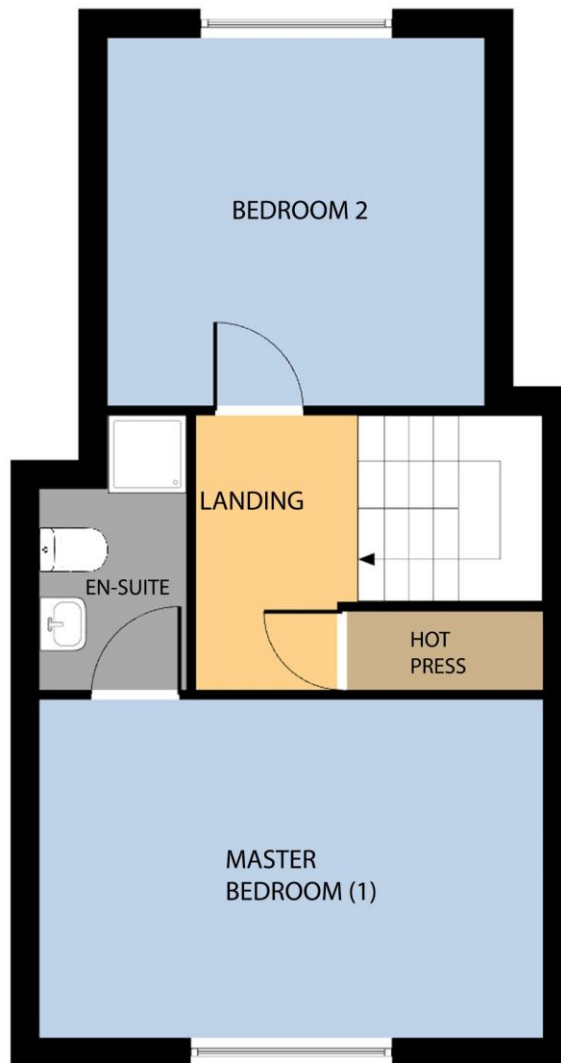
**DIRECTIONS:** In Wexford proceed up Mulgannon Hill, just before Wexford Golf Club, Heatherfield is on your right-hand side. Proceed into Heatherfield, keep to the left and the property is on your left-hand side - No. 1 (For Sale sign). Eircode: Y35 H5Y8



GROUND FLOOR



## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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**Building Energy Rating (BER): D2      BER No.: 113837462**  
**Energy Performance Indicator: 256.39 kWh/m<sup>2</sup>/yr**

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