

FOR SALE

AMV: €315,000

File No. c806.BF



4 Heatherfield, Mulgannon, Wexford

- Spacious 4 bedroomed detached family home in this much sought-after mature residential location. Situated adjacent to Wexford Golf Club and within easy reach of schools, church, supermarket and all town amenities.
- The accommodation is bright and airy with generously proportioned room and flexible layout, ideal for a growing family.
- This property would make an excellent family home, it would also have much to offer anyone looking towards retirement as it offers the benefit of two double bedrooms and bathroom at ground floor level.
- Viewing strictly by prior appointment with the sole selling agents only.



**Kehoe
& ASSOC.**

4 Heatherfield, Mulgannon, Wexford

Spacious 4 bedroomed detached family home in this much sought-after mature residential location. Situated adjacent to Wexford Golf Club and within easy reach of schools, church, supermarket and all town amenities. No. 4 is nicely positioned in a quiet cul-de-sac with virtually no passing traffic. The accommodation is bright and airy with generously proportioned room and flexible layout, ideal for a growing family. The property has been well maintained over the years and is presented to the market in excellent condition throughout. Garden with cobble-lock drive to the front and side access on both sides. Enclosed rear garden with extensive paved patio areas cleverly positioned for both morning and evening sunshine. This property would make an excellent family home, it would also have much to offer anyone looking towards retirement as it offers the benefit of two double bedrooms and bathroom at ground floor level. Early viewing comes highly recommended and is strictly by prior appointment with the sole selling agents.

To arrange a suitable viewing time contact Wexford Auctioneers, Kehoe & Associates 053-9144343.



ACCOMMODATION

Entrance Hallway	6.52m x 1.31m	With under stairs storage press and laminate floor.
Sitting Room	4.32m x 3.66m	With feature marble open fireplace and box window.
Kitchen	5.92m x 3.69m	With excellent range of built-in floor and eye-level units, electric cooker, dishwasher, fridge/freezer, part-tiled walls and sliding patio door to rear garden.
Utility Room	1.52m x 2.28m	With worktop, built-in storage presses, washing machine and door to outside.
Bedroom 4	3.46m x 3.17m	With built-in wardrobes.
Bathroom	3.14m x 1.78m	Bath with shower mixer taps, w.c , w.h.b, part-tiled walls and tiled floor.
Bedroom 3	3.16m x 2.99m	With built-in wardrobes.
First Floor		
Bedroom 1	5.09m x 3.42m	With built-in wardrobes and shower room ensuite.
Ensuite	2.81m x 1.66m	Shower stall with electric shower, w.c, w.h.b, part-tiled walls and tiled floor.
Walk-in Hotpress		With dual immersion
Bedroom 2	5.09m x 3.66m	With built-in wardrobes.

Total Floor area: c.137.41 sq.m / 1,479 sq.ft





FEATURES

- Presented in excellent condition
- Quiet cul-de-sac location
- Mature residential development
- Adjacent to Wexford Golf Club
- Close to all town amenities

OUTSIDE

- Front garden with cobble-lock drive
- Side access on both sides
- Enclosed rear garden
- Extensive paved patio areas

SERVICES

- Mains water
- Mains electricity
- Mains drainage
- OFCH
- Alarm

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 left again into the cul-de-sac. No. 4 is the first house on the left-hand side. For Sale Sign. Eircode: Y35 A7D3

Building Energy Rating (BER): D1

BER No.: 107410607

Energy Performance Indicator: 258.19 kWh/m²/yr

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

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

www.kehoeproperty.com

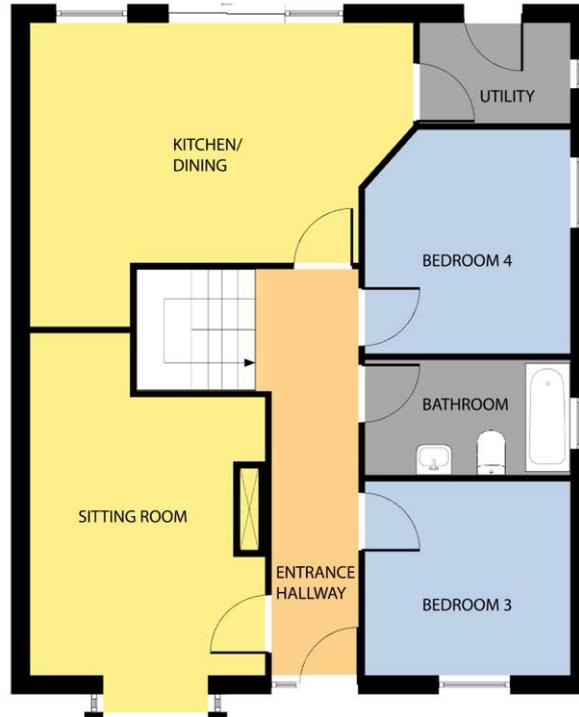
Email: sales@kehoeproperty.com



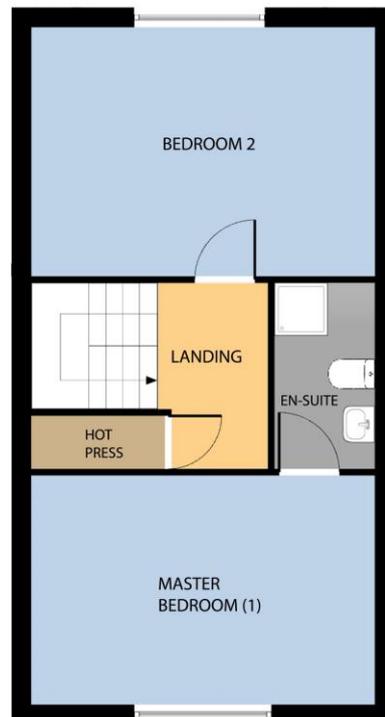
These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141



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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