

# FOR SALE

AMV: €375,000

File No. d263.BF



## **“Eagle Heights”, Mulgannon, Co. Wexford**

- Substantial split-level detached residence constructed in the 1970's situated on Mulgannon Hill within easy reach of Wexford Golf Club and all town centre amenities. Exceptionally private gardens with elevated patio area and sea views.
- This Architect Designed property was well ahead of its time with some interesting design features including veranda to the front, large picture windows, bespoke hand-crafted kitchen units, natural terracotta tiles and solid wood flooring.
- The ground floor accommodation comprises, entrance hallway, spacious kitchen, pantry and a large light filled living room overlooking the garden with sea views. The first floor has 3 bedrooms and family bathroom and the lower ground floor has a guest toilet, utility/laundry room and master bedroom with shower room ensuite. Detached garage and boiler house.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

# “Eagle Heights”, Mulgannon, Co. Wexford

**Description:** Eagle Heights is a substantial split-level detached residence constructed in the 1970's situated on Mulgannon Hill within easy reach of Wexford Golf Club and all town centre amenities. Superbly located is a quiet peaceful setting just over the crest of the hill almost at the end of the cul-de-sac between town and countryside.

This Architect Designed property was well ahead of its time with some interesting design features including veranda to the front, large picture windows, bespoke hand-crafted kitchen units, natural terracotta tiles and solid wood flooring. The ground floor accommodation is well laid out with the entrance hallway, spacious kitchen, pantry and a large light filled living room overlooking the garden with sea views. The first floor has 3 bedrooms and family bathroom and the lower ground floor has a guest toilet, utility/laundry room and master bedroom with shower-room ensuite. The property does require some modernisation and upgrading but with a little effort and imagination would make a lovely family home.

Outside there is a tarmacadam drive/forecourt with ample parking, detached garage and boiler house. Private garden to the front with some nicely planted with mature shrubs, ornamental trees and lawn. To the rear there is an elevated patio area opening off the living room with sunny aspect, views out to sea and across to Rosslare Harbour. Steps down from the patio to a very sheltered and totally private garden beautifully landscaped with a lovely collection of mature shrubs and ornamental trees.

Early viewing of this attractive split-level residence comes highly recommended. For viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393







## **ACCOMMODATION**

### ***Ground Floor***

Entrance Hallway	2.85m x 1.93m	With timber floor and under stairs storage press.
Kitchen	4.73m x 3.61m	With bespoke solid timber units, hob, extractor, oven, pantry, natural terracotta tile and oak flooring.
Pantry	4.02m x 1.11m	With built in shelving and tiled floor.
Sitting Room	8.80m x 3.94m	With marble open fireplace, timber floor, French doors to rear garden and sea views across to Rosslare.

### ***First Floor***

Bathroom	2.59m x 2.44m	Bath with electric shower over, w.c., vanity w.h.b. tiled floor part tiled walls and hotpress with dual immersion.
Bedroom 3	3.46m x 3.67m	With built-in wardrobes, laminate floor and stunning sea views.
Bedroom 4	3.36m x 3.68m	With stunning sea views.
Bedroom 2	3.69m x 3.02m	With vanity w.h.b. and laminate floor.

### ***Lower Ground Floor***

Lobby	2.01m x 0.93m	With tiled floor and understairs storage press.
Toilet	1.72m x 1.40m	With w.c., w.h.b., tiled floor and part-tiled walls.
Utility	5.11m x 1.51m	With worktop and built-in shelving, stainless steel sink unit, tiled floor and door to outside.
Bedroom 1	6.28m x 3.62m	With built-in wardrobes, shower room ensuite and with garden views.
Ensuite	3.00m x 1.50m	With tiled shower stall with electric shower w.c., w.h.b. and tiled floor.

**Total Floor Area: c. 167.82 sq.m. (c. 1,806 sq.ft.)**





## Features

- Quiet peaceful location
- Quirkey 1970's design
- Excellent accommodation
- Superb location
- Close to all town amenities

## Outside

- Tarmacadam drive/forecourt
- Mature landscaped gardens
- Elevated patio area
- Detached garage 5.20m x 3.45m
- Boiler house

## Services

- Mains electricity
- Mains water
- Septic Tank
- OFCH
- Alarm
- Fibre Broadband

**VIEWING:** Strictly by prior appointment with the sole selling agents only.

**DIRECTIONS:** Proceed up Mulgannon Hill passing Wexford Golf Club on the right hand side, continue over the crest of the hill and Eagle Heights is on the left hand side. Stone entrance with name plate. For Sale Sign. Eircode Y35N6Y1









LOWER GROUND FLOOR



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): E2      BER No. 101381721**  
**Energy Performance Indicator: 376.31 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents.

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