

FOR SALE

AMV: €295,000

File No.d578. BK



4 Manor Drive, Roxborough Manor, Mulgannon, Wexford

- Immaculate 3-bed / 3-bath property, with an A2 energy rating, extending to c. 102.19 sq.m / 1,100 sq.ft.
- Most conveniently located in Wexford Town surrounded by an array of amenities and within easy reach of the N25 and N11 ring roads.
- Boasting modern, contemporary finishes throughout and panoramic sea views from the master bedroom.
- Meticulously maintained and presented in pristine condition.
- Accommodation briefly comprises of; entrance hallway, sitting room, open plan kitchen / dining / living, guest wc, 3 double bedrooms (master en-suite) and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

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Description: Kehoe & Associates are proud to present this exceptional 3-bed / 3-bath property to market. Situated in Roxborough Manor, Mulgannon, this property is most conveniently located 1.5km from Wexford Town's main thoroughfare. Roxborough Manor is an established and desirable development to reside in. All amenities such as schools, Wexford Golf Club, sports clubs, supermarkets, bars, restaurants, public transport and main street shopping are within easy reach. Both 'Blue Flag' beaches at Rosslare Strand and Curraclloe are less than a 20-minute drive away.

Well-maintained and presented in pristine condition, No.4 Manor Drive provides a harmonious blend of contemporary design and elegance. Upon arrival, a welcoming, homely feeling surrounds you. This wonderful home extends to 102.19 sq.m. / 1,100 sq.ft. and boasts a perfect fusion of space and comfort. The generously sized sitting room leads to an open plan kitchen / dining / living area. The perfect space for entertaining guests. There is also a ground floor wc and storage unit. French doors lead from the living area to an enclosed rear garden and patio area, complete with a newly erected steel shed.

Upstairs, the master bedroom provides a serene retreat with panoramic sea views that create a tranquil and picturesque atmosphere. Each bedroom incorporates a built-in wardrobe unit. The tastefully decorated family bathroom and master ensuite exude relaxation. The modern design, comfortable living and impressive A2 energy efficiency rating make this property stand out. The convenience of off-street parking at the front and adjacent visitor parking enhances accessibility. No.4 Manor Drive also features an enclosed refuse storage area directly opposite the front of the property, ensuring a tidy and well-maintained environment. This wonderful property is suited to a wide range of purchasers, viewing comes highly recommended.







ACCOMMODATION

Ground Floor

Entrance Hallway	1.70m x 1.38m	Tiled floor and staircase to first floor.
Sitting Room	4.36m x 4.02m	Laminate floor and door into 'L' Shaped Kitchen / Dining / Living Room.
Kitchen & Dining Area	5.04m x 4.01m (max)	Tiled floor, floor and eye level units, stainless steel sink, integrated Whirlpool dishwasher, integrated Belling oven, integrated Belling microwave, integrated Belling fridge freezer, storage press fitted for white goods, Candy dryer and plumbed for washing machine
Living Area	2.98m x 2.93m	Tiled floor and French doors to rear garden and patio area.
Guest W.C.	1.81m x 1.70m	Tiled floor, w.c., w.h.b., part tiled walls and door to understairs storage.

First Floor

Landing Area	3.64m x 1.00m	Carpet floor.
Hotpress		
Master Bedroom	5.32m x 2.94m	Laminate floor, built-in wardrobe units, ensuite and seaviews
Ensuite	1.98m x 1.68m	Tiled floor, part tiled walls, w.c., w.h.b., shower stall with pump shower and tiled surround.
Bathroom	2.44m x 2.34m	Tiled floor, part tiled walls, w.c., w.h.b., bath with tiled surround and fitted pump shower.
Bedroom 2	4.16m x 2.69m	Laminate floor and built-in wardrobe units.
Bedroom 3	4.13m x 2.30m (max)	Laminate floor and built-in wardrobe units.

Total Floor Area: c. 102.19 sq.m. / 1,100 sq.ft.,



Features

- 6 years Homebond Structural Guarantee
- 1 year Homebond mechanical & electrical inherent defect insurance
- Most conveniently located
- Superb 3-bed / 3-bath property
- Excellent finishes throughout
- Well laid out accommodation
- Generous fitted wardrobes in all bedrooms
- 'A' Rated

Outside

- Kilsaran Lismore paving blocks
- Wired for Electric Vehicle charging point
- Rear patio area
- Rear garden laid out in lawn
- New steel shed (2023)
- Enclosed refuse storage directly opposite the property
- Visitor parking directly opposite
- Sought after address

Services

- Mains water
- Mains drainage
- Samsung Air to Water high efficiency heat pumps
- Zoned heating
- Fibre Broadband available
- Wired for house alarm

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

DIRECTIONS: Eircode Y35 TEK1 . For Sale Sign.



ROXBOROUGH MANOR

MULGANNON | WEXFORD

HOUSE TYPE H 1100 sq.ft



GROUND FLOOR PLAN

FIRST FLOOR PLAN

Drawings are approximate and for illustration purpose only and are not to scale. We take no responsibility for omissions and errors. All should be verified by the buyer.

Building Energy Rating (BER): A2 BER No. 112378492
Energy Performance Indicator: 48.4 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

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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. PRA No. 002141