

FOR SALE

AMV: €475,000

File No.d653. BK



20 Hillcrest, Mulgannon, Wexford

- Wonderful 4-bedroom, detached, family home set on a mature, private plot with an extensive enclosed rear lawn and patio area benefitting from a sunny aspect.
- Superbly located property within a short stroll of Wexford Town's vibrant main street with all amenities on your doorstep including schools, shops and a pedestrian walkway into Wexford Golf Club just 250m away.
- Hillcrest is an exclusive and sought after development with only 23 detached properties giving an aura of countryside living in an urban location.
- No.20 is an architect designed, stylish home featuring raised timber angle ceilings and recessed lighting.
- Spacious, flexible living accommodation including 2 ground floor bedrooms extending to c. 170.4 sq.m. / 1,834.1 sq.ft.
- Accommodation briefly comprises; entrance hallway, living room, kitchen, dining area, utility room, 4 bedrooms, 2 bathrooms and a lounge / home office.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



Location

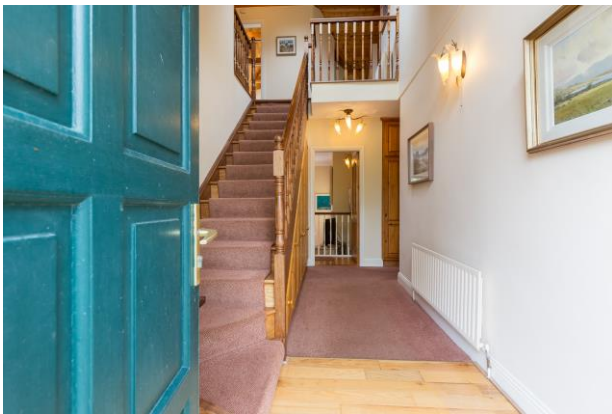
20 Hillcrest is an exceptionally well located property within walking distance of Wexford Town's vibrant main street. There is a convenient pedestrian walkway into Wexford Golf Club a mere 250 metres from your doorstep. 20 Hillcrest is within easy reach of both primary and secondary schools, churches, pubs, Tesco Supermarket and all town amenities. County Wexford's wonderful 'Blue Flag' beaches at Curracloe and Rosslare Strand are both approximately 20 minutes' driving distance away. You can enjoy the peace and tranquillity of a rural feeling while still being within easy reach of all the amenities that Wexford Town has to offer.



20 Hillcrest, Mulgannon, Wexford

Inside this wonderful home the accommodation is flexible and well proportioned. Upon arrival you enter into a welcoming entrance hallway with an abundance of storage space. There are 4 generously sized double bedrooms throughout the property including two on the ground floor. Raised timber angled ceilings and the split-level living and dining area add to the sense of grandeur this property exudes. Recessed lights feature in many of the rooms. The feature insert solid fuel stove in the living area supplements the radiators on the ground floor. There is a gas fired stove in a second lounge area upstairs which would make for a perfect home office. This bright and relaxing space benefits from dual aspect windows with views stretching to the Raven Point. 2 bathrooms (1 on each floor), a well equipped kitchen area and a utility room complete the accommodation which extends to c. 170.4 sq.m. / 1,834.1 sq.ft. in total.

This imposing 4-bed detached home is set on a mature and private plot with an enclosed rear garden and patio area. Extending to c. 0.39 acres, No.20 boasts one of the largest plots within the development of Hillcrest. The rear garden benefits from a sun-filled aspect and is bounded by old stone walls and hedging. A brick paving patio area with surrounding railway sleepers creates a sheltered environment for alfresco dining during the warm summer evenings. The garden is beautifully landscaped with mature shrubbery and foliage providing a tranquil and peaceful setting to relax in. Don't miss this opportunity to make this beautiful property your forever home. Contact us today to arrange a viewing!





ACCOMMODATION

Ground Floor

Entrance Hallway	4.90m x 1.88m	Timber flooring, staircase to first floor and understairs storage units.
Hallway	4.39m x 0.98m	Carpet floor and extensive storage units.
Living Room	5.03m x 4.42m	Timber flooring, ceiling coving, feature solid fuel stove with back boiler and door to rear patio.
Dining Room	4.22m x 2.97m	Timber floor.
Kitchen	4.00m x 2.26m	Tiled floor, extensive floor and eye level units, integrated electric Belling oven, Whirlpool 5-ring gas hob, extractor fan, integrated fridge freezer and integrated Bosch dishwasher.
Utility Room	2.65m x 1.58m	Tiled floor, built-in storage units, plumbed for washing machine and side access door.
Bedroom 4	3.76m x 2.73m	Timber floor.
Bedroom 2	4.41m x 3.18m	Timber floor.
Family Bathroom	2.78m x 2.20m	Tiled floor, part tiled walls, w.c., w.h.b., bidet, bath with electric shower and tiled surround.



ACCOMMODATION

First Floor

Landing Area	6.69m x 2.20m (max)	Carpet floor.
Hotpress		With dual immersion.
Bedroom 3	4.25m x 3.57m	Timber floor.
Lounge	4.09m x 3.52m	Timber floor, dual aspect windows and gas fired stove and views of Raven Point.
Master Bedroom	3.56m x 4.25m	Timber floor, dual aspect windows and views of Raven Point.

Total Floor Area: c. 170.4 sq.m. / c. 1,834.1 sq.ft.





Features

- Highly sought after location
- Architect designed stylish home
- Exclusive development with only 23 detached properties
- Accommodation extending to c. 170.4 sq.m. / 1,834.1 sq.ft.
- Views of Raven Point from upstairs
- Ambient recessed lights in many of the rooms
- Flexible living accommodation with 2 ground floor bedrooms

Outside

- Private plot extending to c. 0.39 acres
- Cobblelock entrance driveway
- Ample parking
- Enclosed rear lawn and brick patio area
- Sun filled and mature garden
- 250m walk into Wexford Golf Club

Services

- Mains water
- Mains drainage
- ESB
- Fibre broadband available
- Dual zone O.F.C.H.

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

DIRECTIONS: Y35 A2H5







GROUND FLOOR

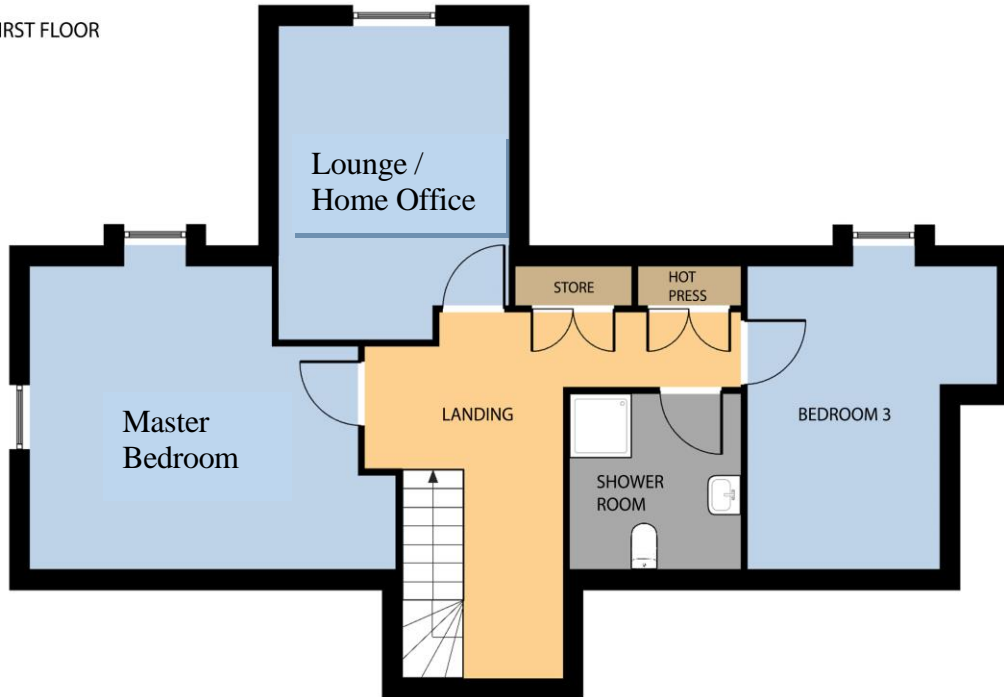


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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Building Energy Rating (BER): C3 BER No. 117325662

Energy Performance Indicator: 219.27 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