

FOR SALE

AMV: €385,000

File No. d685.BF



19 Manor View, Roxborough Manor, Mulgannon, Wexford

- Superb A2 rated 3/4 bedroom family home in this stunning location with panoramic sea views from Rosslare Harbour across to the Raven Point. Roxborough Manor is only a couple of minutes' drive from Wexford Town Centre and the fabulous Waterfront Promenade.
- A stroll on the fabulous sandy beaches at Curracloe and Rosslare, a forest walk at the beautiful Raven Point Nature Reserve, a leisurely afternoon at Johnstown Castle or a spot of fishing or boating in Kilmore Quay are all only a short drive from home.
- 19 Manor View was built in 2022 by Colm Neville Construction with high quality finish and exceptional attention to detail throughout. The present owners have put their own stamp on this property with style and understated elegance.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**



Superb A2 rated family home in this stunning location with panoramic sea views from Rosslare Harbour across to the Raven Point. Roxborough Manor is only a couple of minutes' drive from Wexford Town Centre and the fabulous Waterfront Promenade. Excellent amenities including schools, shops, church, hotels, restaurants, Wexford Arts Centre, Wexford Library, National Opera House and the bustling Main Street are all within easy reach. Wexford Golf Club is only 5 minutes' walk with an extensive range of sports clubs and leisure facilities to choose from close-by.

A stroll on the fabulous sandy beaches at Curracloe and Rosslare, a forest walk at the beautiful Raven Point Nature Reserve, a leisurely afternoon at Johnstown Castle or a spot of fishing or boating in Kilmore Quay are all only a short drive from home.

19 Manor View was built in 2022 by Colm Neville Construction with high quality finish and exceptional attention to detail throughout. The present owners have put their own stamp on this property with style and understated elegance. Decorated in an attractive neutral pallet with Liberty Rock 40 acoustic SPC luxury vinyl tiles in an attractive herringbone pattern throughout the ground floor, internal doors are a rich walnut finish, stylish fitted kitchen with island unit and integrated appliances and contemporary bathrooms with quality tiling and pressurised showers.

Garden to the front with extensive brick drive offering ample off-street parking, E.V. point and side access. Private enclosed rear garden currently in lawn with paved patio area offering immense scope to any enthusiastic gardener to develop their own special outdoor space. Early viewing of this superb A2 rated family home comes highly recommended, contact Kehoe & Associates on 053-9144393.



ACCOMMODATION

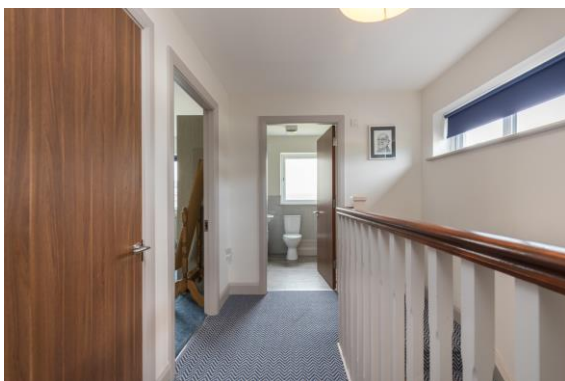
Ground Floor

| | | |
|------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hallway | 4.74m x 2.30m | With SPC luxury vinyl tiles. |
| Sitting Room | 4.73m x 4.23m | With SPC luxury vinyl tiles and double doors to: |
| Kitchen | 6.61m x 3.66m | With excellent range of fitted units, integrated fridge freezer, microwave oven, hob, extractor, island unit with storage underneath, breakfast bar, SPC luxury vinyl tiles and patio doors to rear garden. Understairs storage press. |
| Utility Room | 3.05m x 2.67m | With storage press, worktop, plumbing for washing machine, SPC luxury vinyl tiles, hotpress and door to outside. |
| Toilet | 2.08m x 1.59m | With w.c., w.h.b., part tiled walls and tiled floor. Door to: |
| Office/Bedroom 4 | | |

First Floor

| | | |
|-----------------|---------------|-------------------------------------------------------------------------------------|
| Bathroom | 2.30m x 2.00m | Bath with shower over, vanity w.h.b. w.c part tiled walls and tiled floor |
| Bedroom 1 | 4.21m x 3.66m | With built-in wardrobes and shower room ensuite |
| Ensuite | 2.69m x 1.53m | Shower stall, vanity w.h.b., w.c., part tiled walls and tiled floor. |
| Spacious Closet | | |
| Bedroom 2 | 3.48m x 3.09m | With built-in wardrobes and fabulous sea views from Rosslare Harbour to Raven Point |
| Bedroom 3 | 2.31m x 3.03m | With fabulous sea views |

Total Floor Area: c. 143.99 sq.m. (c. 1,550 sq.ft.)





Features

- Spacious family home
- Panoramic sea views
- Convenient location

Outside

- Garden to the front
- Extensive brick drive
- E.V. Charging Point
- Side access
- Private enclosed rear garden
- Paved patio area

NOTE: The sale is inclusive of all carpets, blinds, light fittings, fridge freezer, dishwasher, microwave, oven, hob and extractor.

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

DIRECTIONS: For Sale Sign. **Eircode Y35V5WD**

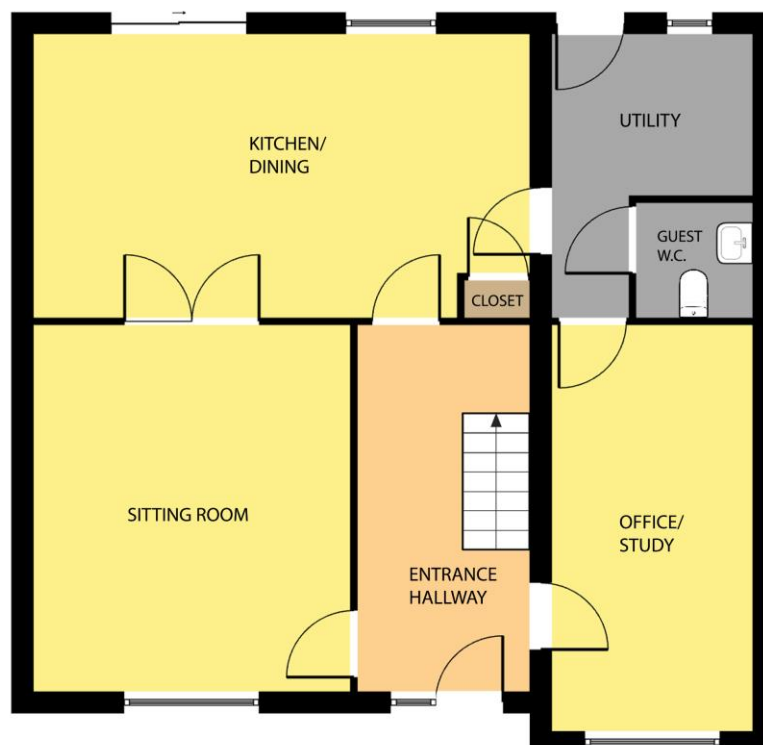
- Samsung Air to Water heating system
- Fibre broad band
- Wired for alarm

Services

- Mains water
- Mains drainage
- Mains electricity
- Samsung Air to Water heating system
- Fibre broad band
- Wired for alarm



GROUND FLOOR

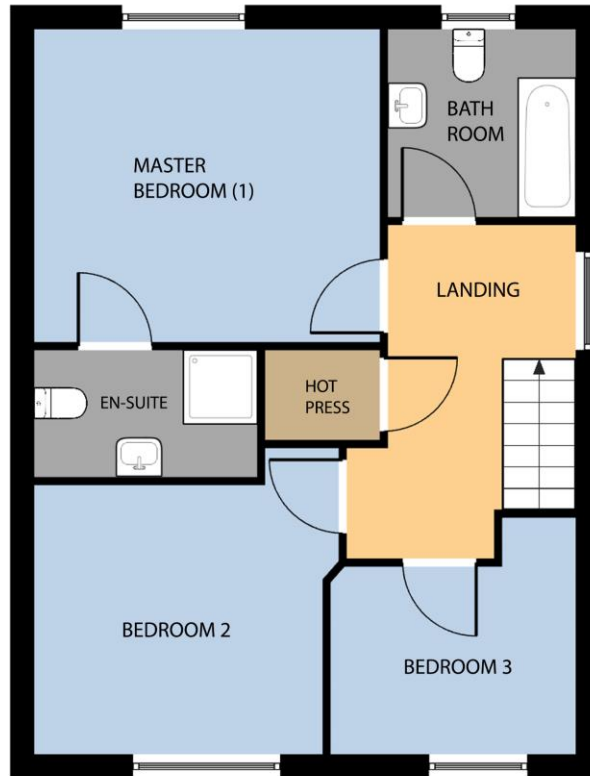


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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): A2 BER No. 115387094

Energy Performance Indicator: 40.22 kWh/m²/yr

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

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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