

FOR SALE

AMV: €315,000

File No. d765.BF



2 Manor View, Roxborough Manor, Mulgannon, Wexford

- Superb A2 rated family home in this stunning location only a couple of minutes' drive from Wexford Town Centre and the fabulous Waterfront Promenade. Wexford Golf Club is only 5 minutes' walk.
- 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.
- 2 Manor View was built in 2019 by Colm Neville Construction with high quality finish and exceptional attention to detail throughout. Presented in mint condition and ready for immediate occupation.
- The accommodation briefly comprises entrance hallway, sitting room, kitchen and guest toilet at ground floor level with 3 well proportioned bedrooms (one ensuite) and family bathroom at first floor level.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

2 Manor View, Roxborough Manor, Mulgannon, Wexford

Description: Superb A2 rated family home in this stunning location 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.

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2 Manor View was built in 2019 by Colm Neville Construction with high quality finish and exceptional attention to detail throughout. The property is presented in mint condition, tastefully decorated in an attractive colour scheme with hard flooring throughout (no carpets), rich walnut finish internal doors, stylish fitted kitchen with integrated appliances and contemporary bathrooms with quality tiling and pressurised showers.

Garden to the front with extensive brick drive offering ample off-street parking and side access. Private enclosed rear garden beautifully landscaped with low maintenance finish and lovely sunny aspect perfect for outdoor dining. Paved patio area, gravelled yard and garden shed. Early viewing of this superb A2 rated family home comes highly recommended, contact Kehoe & Associates on 053-9144393.





ACCOMMODATION

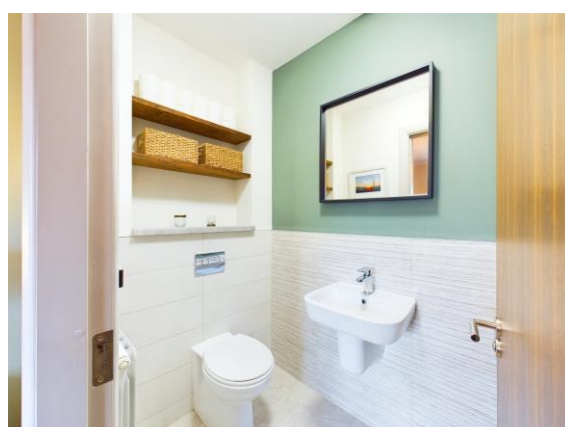
Ground Floor

| | | |
|------------------|------------------------|--|
| Entrance Hallway | 5.43m x 1.99m | With laminate floor and understairs storage press. |
| Sitting Room | 3.84m x 4.89m | Feature wall recessed for TV, electric fire and laminate floor. |
| Kitchen | 5.90m x 4.73m (max) | With excellent range of built-in units, integrated fridge freezer, microwave, oven, hob, extractor, dishwasher, washing machine, tumble dryer, breakfast bar, laminate floor and sliding patio doors to rear garden. |
| Toilet | 1.70m x 1.67m | With w.c., w.h.b., part tiled walls and tiled floor. |

First Floor

| | | |
|-----------|---------------|---|
| Bathroom | 1.70m x 2.11m | Bath with shower over w.c., w.h.b., part tiled walls and tiled floor. |
| Bedroom 1 | 3.73m x 3.38m | With built-in wardrobes, laminate floor and shower room ensuite. |
| Ensuite | 2.57m x 1.20m | With shower stall, w.c., w.h.b., built-in shelving, part tiled walls and tiled floor. |
| Hotpress | | |
| Bedroom 2 | 2.92m x 3.72m | With built-in wardrobe and laminate floor. |
| Bedroom 3 | 2.54m x 2.92m | With built-in wardrobe and laminate floor. |

Total Floor Area: c. 105 sq.m. (c. 1,130 sq.ft.)





Features

- Spacious family home
- Convenient location
- Presented in mint condition
- High quality finish
- Close to all amenities
- Ready for immediate occupation

Outside

- Garden to the front
- Extensive brick drive
- Side access
- Private landscaped rear garden
- Paved patio area

Services

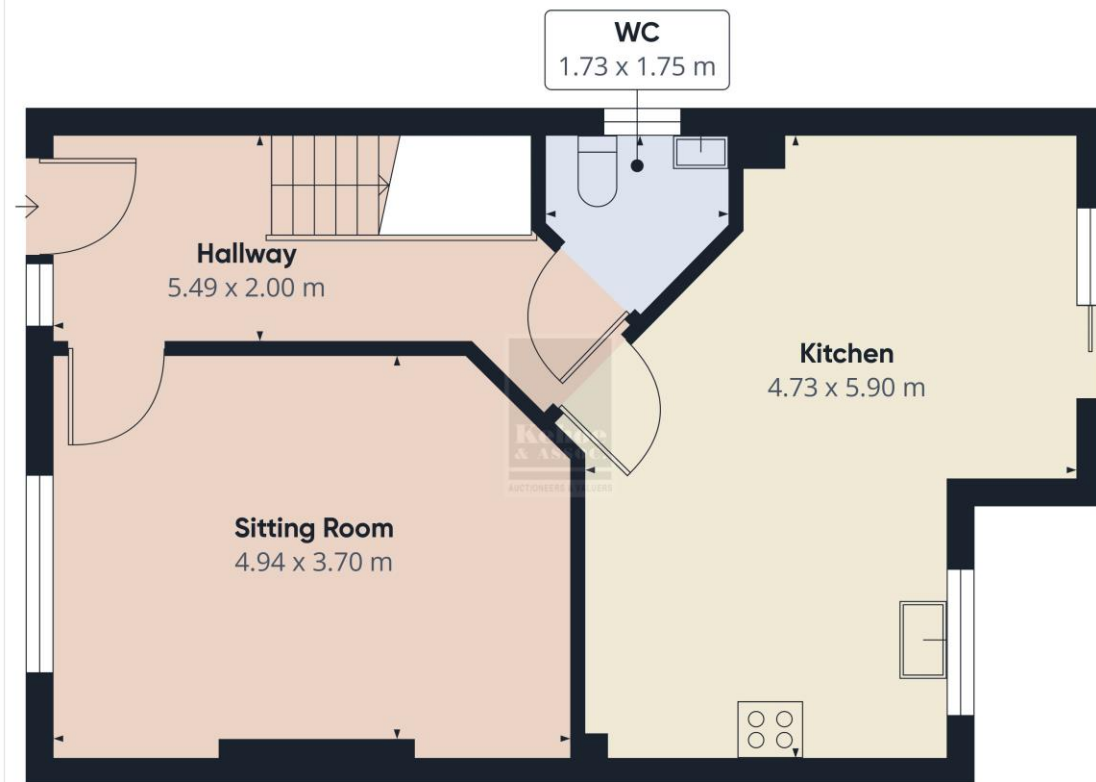
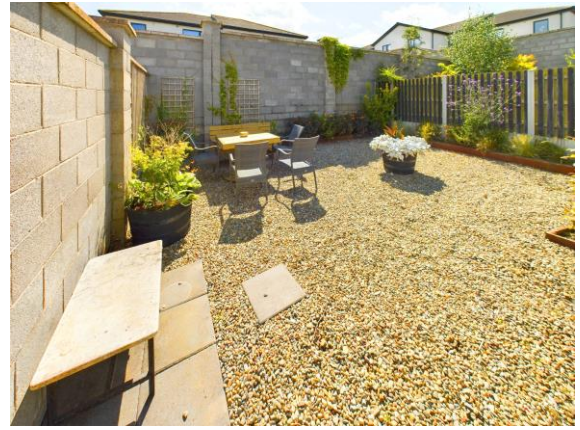
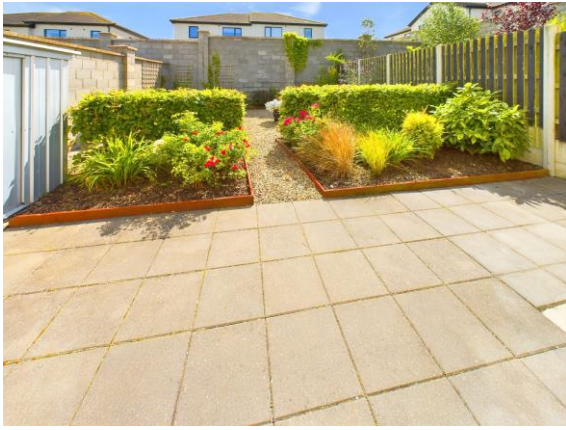
- Mains water
- Mains drainage
- Mains electricity
- Samsung Air to Water heating system
- Fibre broad band + Alarm

NOTE: The sale is inclusive of all curtains, blinds, light fittings, fridge freezer, dishwasher, microwave, oven, hob, extractor. Washing machine and tumble dryer.

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

DIRECTIONS: Eircode Y35V9KE





Floor 0



Approximate total area⁽¹⁾
53.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Building Energy Rating (BER): A2 BER No. 112696661

Energy Performance Indicator: 47.9 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