

# FOR SALE

AMV: €299,000

File No.E309.CWM



## 22 Heatherfield, Mulgannon, Wexford, Y35 X9P6

- Situated in this most sought-after residential address, adjacent to Wexford Golf Club & close to all town amenities.
- Only a short stroll from Wexford Town Centre and a host of amenities on offer including, shops, restaurants, pubs, National Opera House, hotels and Wexford Arts Centre.
- Built in 2000 the spacious 4 bed semi-detached is presented in exceptional condition throughout and extending to c. 112 sq.m. / c. 1,205 sq.ft.
- Large rear garden in lawn and located beside the common green area
- Acc.: entrance hallway, sitting room with open fireplace, kitchen/dining room, utility room and guest w.c.  
Upstairs four-bedrooms (master en-suite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only Assoc. at 0539144393

## 22 Heatherfield, Mulgannon, Wexford, Y35 X9P6

Kehoe & Associates is pleased to present this exceptional four-bedroom family residence. Located at 22 Heatherfield, this property is situated in a sought-after, mature residential development on an elevated site, offering picturesque views of Wexford town and Wexford Harbour. The residence is conveniently positioned adjacent to Wexford Golf Club on Mulgannon Road and is merely a short walk from Tesco, schools, shops, and all the amenities available in Wexford town centre. The property has been meticulously maintained over the years, is currently vacant and ready for occupancy, and is presented for sale in excellent condition. It features a cobble-lock driveway at the front, providing off-street parking, side access via a wrap-around footpath, and a substantial rear garden with a lawn.

This property presents an ideal opportunity for first-time buyers or investors, with the most recent rental value being €1,400. For those seeking properties for sale in Wexford that are within walking distance to schools, various clubs and activities, shops, Wexford's Main Street, the beautiful waterfront, and all that the town has to offer, a viewing of this residence is essential.

Early viewing of this property is highly recommended. For further information and to schedule an appointment, please contact Wexford Auctioneers, Kehoe & Associates, at 053 9144393.



## ACCOMMODATION

### ***Ground Floor***

Entrance Hallway	4.47m x 2.02m	With tiled flooring, timber staircase to first floor with space for further storage underneath staircase, Siro broadband point and tv points. <i>Doors leading to Sitting Room &amp; Kitchen.</i>
Sitting Room	4.78m x 4.40m	With tiled flooring, open fireplace with cast iron surround, electrical points, tv points, large window overlooking front garden and driveway.
Kitchen	4.79m x 4.56m (max)	With tiled flooring, fitted kitchen with floor and eye level cabinets, stainless steel sink and drainer with tiled splashback and window overlooking rear gardens, ample worktop space, built-in Zanussi oven with 4-ring electric hob, extractor, Belling dishwasher, Whirlpool free-standing fridge freezer, sliding door leading out to rear gardens. <i>Door leading through to:</i>
Utility Room	3.73m x 1.62m	With tiled flooring, internal Firebird OFCH burner (recently serviced), space for washing machine, space for dryer, pedestrian door to rear garden. Ample space for built-in storage & utility housing.
Guest WC	2.00m x 1.45m	Tiled flooring, w.c., w.h.b. with tiled splashback and mirror overhead.

*Timber Staircase leading to:*







## **ACCOMMODATION**

### ***First Floor***

L-shaped Landing	3.22 (max) x 2.60m (max)	With tongue & groove flooring throughout
Master Bedroom	3.76m x 2.69m	With tongue & groove flooring throughout, large bay window overlooking front garden and common green areas.
Ensuite	2.34m x 1.06m	With tiled flooring, w.h.b. with tiled splashback and mirror, enclosed shower with Triton T80 with tiled surround, w.c.
Bedroom 2	3.57m x 2.99m	With tongue & groove flooring throughout, window overlooking rear gardens and townscape views.
Bedroom 3	3.48m x 2.54m	With tongue & groove flooring throughout, window overlooking rear garden with townscape views.
Family Bathroom	2.41m x 2.11m	With tongue & groove flooring throughout, bath with chrome shower overhead, tiled surround and half tiled walls, w.h.b. with mirror and electric for lighting overhead and w.c.
Bedroom 4	3.47m x 2.68m	With tongue & groove flooring throughout, window overlooking front garden and common green area.

**Total Floor Area: c. 112 sq. m / 1,205 sq. ft**



## Features

- Built-in 2000
- Semi-detached with 4bed 3 bath
- Extending to 112 sq. m
- Walking distance to town and all amenities

## Outside

- Cobblelock driveway
- Enclosed rear garden
- Side access

## Services

- Mains water
- Mains drainage
- OFCH
- Siro broadband

**Viewing:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**Directions:** Eircode: Y35 X9P6





**Building Energy Rating (BER): C1 BER No. 113810469**  
**Energy Performance Indicator: 162.88 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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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. PRSA No. 002141