

Price €295,000.00

4 Bedrooms - Semi-Detached

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



19 Heatherfield Mulgannon Co. Wexford Y35 Y0P2

This excellent four bedroom semi-detached home comes to the market in excellent condition offering a spacious family home with enclosed sunny rear garden.

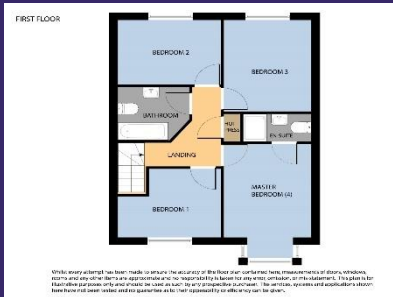
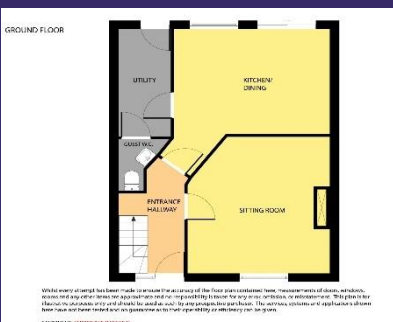
The house is approached via cobblelock driveway with lawn and an abundance of plants shrubs and trees. A side entrance leads to the rear garden which is a beautiful retreat to relax and enjoy the afternoon sunshine.

The house itself was built around 1999 and is set in the well known development of Heatherfield which is adjacent to Wexford Golf Club. A short stroll takes you to Tesco Superstore with Pharmacy and Service Station, all other amenities can be found on Wexford's main shopping thoroughfare which is 1.5kms away.

Primary & Secondary Schools are all within easy walking distance of the property.

Accommodation comprises of entrance hall, sitting-room, kitchen/dining, utility, downstairs w.c, stairs to 1st floor landing, four bedrooms one ensuite and family bathroom.

Viewing of this property is highly recommended.



PSRA: 003908

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Entrance Hall

4.05m (13'3") x 2m (6'7") With laminate timber flooring and doors to:

Sitting Room

4.66m (15'3") x 4.38m (14'4") Lovely spacious room, open fireplace with marble inset and heath with timber surround, tv point and laminate timber flooring.



Kitchen/Dining

4.7m (15'5") x 3.77m (12'4") With eye and waist level fitted presses, stainless steel sink, double oven, electric hob, extractor, fridge, plumbed for dishwasher, ceramic floor tiles and splash back wall tiles and patio doors to rear garden. Door to:-



Utility Room

3.7m (12'2") x 1.67m (5'6") Plumbed for washing machine & dryer, fridge freezer, ceramic floor tiles, door to rear garden and door to:-

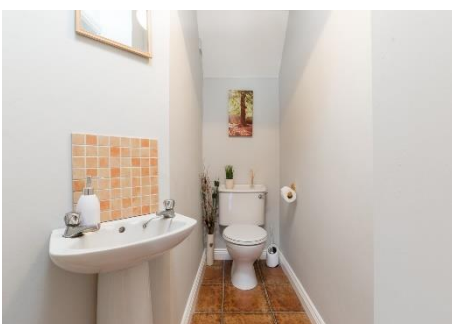


Downstairs WC

1.85m (6'1") x 0.82m (2'8") With w.h.b. & w.c., ceramic floor tiles

1st Floor Landing

3m (9'10") x 2m (6'7") Carpet on stairs to 1st floor landing with window to side, hot press and doors to:-



Bedroom 1

3.04m (10'0") x 2.67m (8'9") To the front of the house with carpet to floor

Bedroom 2 Master

3.74m (12'3") x 2.95m (9'8") To the front of house with feature window, floor to ceiling fitted wardrobes, carpet to floor and door to:



Ensuite Shower

3.32m (10'11") x 0.99m (3'3") Tiled shower stall with Triton T90sr electric shower, w.h.b. with shaver light, w.c., and carpet to floor



Bedroom 3

3.67m (12'0") x 2.95m (9'8") To rear of house with carpet to floor and floor to ceiling fitted wardrobes



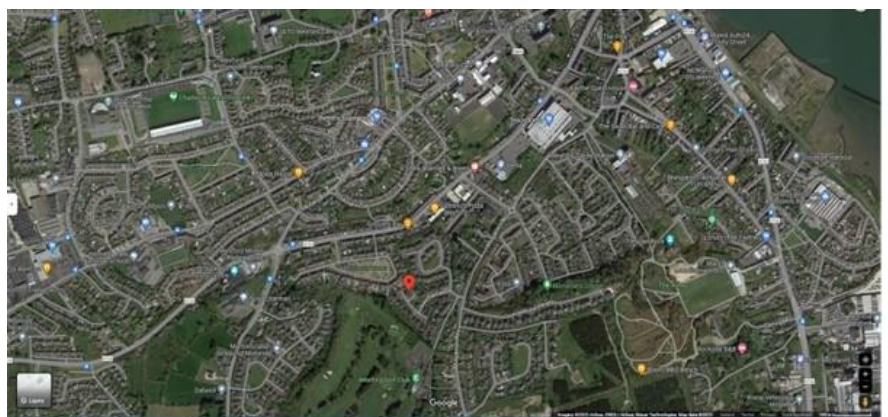
Bedroom 4

3.47m (11'5") x 2.63m (8'8") To rear of house with carpet to floor and fitted wardrobes



Bathroom

2.38m (7'10") x 1.97m (6'6") Family bathroom part tiled walls and lino to floor, bath with shower head from mains and shower screen, w.h.b. with shaver light and w.c.



Features

- Spacious four-bedroom semi-detached home
- Adjacent to Wexford Golf Club
- A short stroll to Tesco Superstore
- Primary & Secondary Schools just 10 to 15 minute walk
- Heatherfield is a well-known and established development

Directions

From Wexford Quays turn right at the Talbot Hotel and continue up this road for approximately 1km and turn right, take last exit off roundabout and continue up Mulgannon hill, turning right for Wexford Golf Club, then immediate right, then left and right down hill taking a right into cul de sac and house is second house on left hand side marked with For Sale sign.

BER No:

115451312

Services

Mains esb, water & sewerage, double glazed windows & doors.

Viewings

Strictly by appointment, 24 hours' notice required for this property.

Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorised to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold or withdrawn from sale.