

FOR SALE

AMV: €575,000

File No. E181.CWM



16 Hillcrest, Mulgannon, Wexford Y35 XYC9

- Perfectly positioned in Wexford Town, 16 Hillcrest provides easy access to a lively main street and is merely 250 meters from Wexford Golf Club.
- Education, shopping, and leisure needs are well-catered for, with nearby schools, Tesco, pubs, places of worship, and more.
- Built in 1997 extending to c. 170 sq.m., four bedrooms and three bathrooms.
- The home offers flexible, expansive living, featuring cozy porches, spacious halls, and a sitting room with a bay window and solid fuel stove. The upper level enhances the allure with two double bedrooms, each with en-suite bathrooms, including a master suite with a hidden games room.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

16 Hillcrest, Mulgannon, Co. Wexford Y35 XYC9

16 Hillcrest occupies a prime location, within a quiet cul-de-sac, merely a short walk from the vibrant main street of Wexford Town. A convenient pathway leads directly to Wexford Golf Club, situated only 250 meters away. At the entrance of this executive development is a bicycle rental service. The residence boasts easy access to primary and secondary educational institutions, places of worship, pubs, Tesco, and a myriad of other amenities the town has to offer. Furthermore, the picturesque 'Blue Flag' beaches at Curracloe and Rosslare Strand are approximately a 20-minute drive from the property. Residents can enjoy the serene ambiance of the countryside while remaining near the numerous attractions of Wexford Town.

Inside, this remarkable residence provides flexible and expansive living spaces. Upon entering, one is welcomed by a cozy black & white tile storm porch that leads into a spacious solid timber floored entrance hallway. The sitting room features a solid fuel insert stove and a large bay window overlooking the front garden, along with a sliding door that opens to a sunlit patio. The kitchen and dining area are exceptionally well-equipped, including all necessary appliances, and also feature a sliding door that leads to a sheltered patio, as well as French doors that open to a generously sized, enclosed private back garden. The utility room offers ample storage and is equipped with a convenient combi-washer dryer. The presence of two bedrooms and a family bathroom on the ground floor enhances the home's versatility, rendering it ideal for use as a playroom, home office, or gym. Upstairs, you will find two additional spacious double bedrooms, each with its own en-suite bathroom. Notably, the master bedroom includes a hidden games room. The total area of the residence is approximately 170 sq.m. (1,830 sq.ft.).



This impressive four-bedroom detached house is situated opposite a beautifully manicured green on a desirable, private plot that features an enclosed back garden, garden shed and patio area. Spanning nearly one-third of an acre, the back garden benefits from abundant sunlight and is bordered by charming old stone walls and mature trees. A brick-paved patio, complemented by railway sleepers, creates an inviting outdoor dining atmosphere, perfect for warm summer evenings. The garden is meticulously landscaped with mature shrubs and plants, establishing a tranquil and peaceful retreat. This is an exceptional opportunity to acquire a stunning property as your forever home. We invite you to contact us today to arrange a viewing.

For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Porch	1.80m x 1.18m	Double French doors leading in to tiled flooring, feature red brick, half wall glass surround and composite pvc door leading in to the main house.
Entrance Hall	8.42m (max) x 3.58m (max)	Solid timber floors throughout, coving, radiator cover.
<i>Half glass door leading to:</i>		
Sitting Room	5.48m x 3.93m	Solid timber flooring throughout, dual aspect with feature bay window overlooking front drive and gardens, sliding patio door leading to south-westerly patio, solid fuel insert stove with cast iron and tile insert with timber surround, tv points and electrical points, coving and ceiling rose.
Kitchen/Dining Room	6.79m x 3.94m	Tiled flooring throughout, fully fitted kitchen, solid timber doors, floor and eye level cabinets, ample worktop space, double drainer stainless steel sink under large window overlooking rear garden and mature tree boundary, tiled splashback throughout, Whirlpool four ring hob under extractor fan overhead, built in Whirlpool electric oven, Ariston integrated Whirlpool dishwasher and free standing Siemens fridge freezer, dual aspect with large window overlooking rear garden, French door leading out to rear garden, window overlooking side garden and sliding patio doors leading directly to the south westerly facing patio.
Utility Room	2.71m x 1.78m	Tiled flooring throughout, worktop counter space with ample space for further storage, Samsung washing machine, combi dryer, wall mounted cabinetry, heating control point, electric fuse board point and door to rear garden.

Timber staircase leading to half landing with large window overlooking rear gardens:





ACCOMMODATION

Ground Floor Bedroom 3 3.17m x 3.09m

Family Bathroom 2.50m x 1.80m

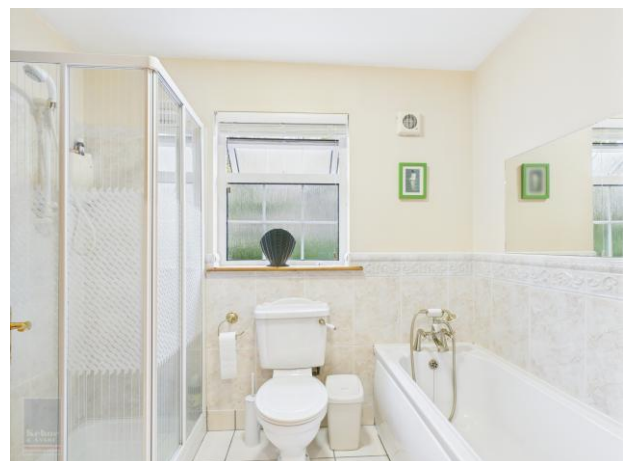
Bedroom 4/Home Office/Playroom/Second Sitting Room 3.64m x 3.43m (max)

Timber staircase leading to half landing with large window overlooking rear gardens:

Carpeted flooring throughout, large window overlooking rear gardens.

Tiled flooring, half wall tiled surround, enclosed shower Myra Event pressure pump shower, separate bath with shower faucet head, w.h.b with mirror and lighting overhead and w.c.

Carpeted flooring, feature bay window overlooking front gardens, telephone point and electric points.





ACCOMMODATION

First Floor

Landing Area	2.47m x 2.25m	Timber laminate flooring, door to hot-press with open shelves and hanging rails.
Master Bedroom	7.14m x 4.40m	Timber laminate flooring throughout, dual aspect with dormer window overlooking front gardens and large Velux to the rear, built in wardrobes to the eaves right and left
<i>Door leading through to:</i>		
En suite	2.81m x 1.96m	Tiled flooring, half wall tiled surround, w.h.b with cabinetry underneath and mirror and lighting overhead. enclosed shower with Mira Vigour thermostatic shower with glass door and w.c, window overlooking front gardens and common green area.
<i>Hidden pocket door leading through to:</i>		
Games Room/further Storage in eaves	2.52m x 1.54m	Gamers dream with insulated surround, carpeted flooring, radiator, electrical points and data points.
Bedroom 2	5.20m x 3.09m	Timber laminate flooring, hatch to attic, large Velux facing on to rear garden, built in slide robes.
En suite	3.19m x 1.81m	Tiled flooring, half wall tiled surround, w.h.b and w.c with enclosed shower Super Jet 100 power shower with tiled surround, dormer window overlooking front common green area.

Total Floor Area: c. 170 sq.m / 1,830 sq.ft



Features

- Built in 1997
- Detached house with private large garden in quiet cul de sac location
- Extending to c. 170 sq.m / 1,830 sq.ft
- 4 bedrooms, 3 bathrooms

Outside

- South westerly facing patio
- Large, enclosed private garden
- Garden shed
- Large driveway with ample parking space
- Powered shed, offering flexible use for storage or as a workshop

Services

- Mains water
- Mains drainage
- OFCH – (Rielo burner installed 2024 new valve and pump/timber & digital system
- Fibre 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.

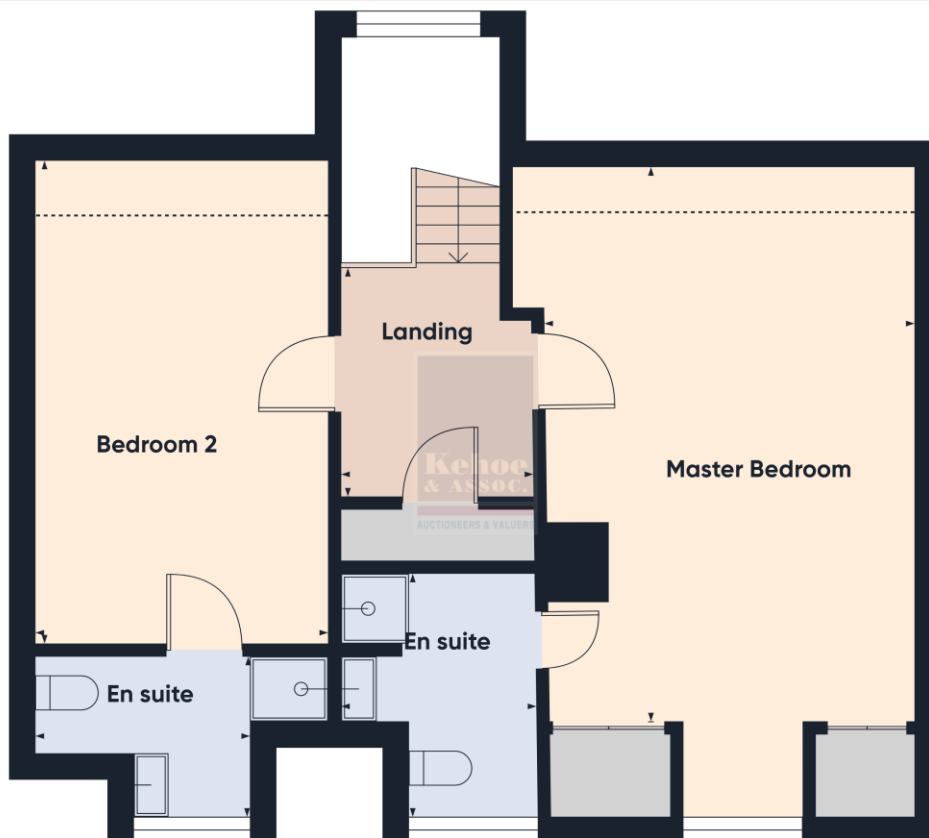
Directions: Eircode: Y35 XYC9







Floor 0



Floor 1



Building Energy Rating (BER): C2 BER No. 114885551

Energy Performance Indicator: 187.6 kWh/m²/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