

FOR SALE

AMV: €575,000

File No.E305.CWM



18 Hillcrest, Mulgannon, Wexford Y35 Y2V0

- Pristinely presented inside & out, 18 Hillcrest enjoys easy access to the vibrant main street and is located just 250 metres from Wexford Golf Club.
- Education, shopping, and leisure needs are well catered for, with nearby primary and secondary schools, Tesco, pubs, places of worship, and a wide range of local amenities.
- Built in 1998 and extending to approximately 162 sq.m., the property comprises four bedrooms and two bathrooms.
- The home offers flexible and expansive living accommodation, featuring a welcoming spacious entrance foyer and a sitting room with a bay window and solid fuel stove.
- Additional ground-floor features include a large sunroom, two bedrooms, and a shower room.
- The upper level further enhances the property with two spacious double bedrooms and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

18 Hillcrest, Mulgannon, Wexford Y35 Y2V0

18 Hillcrest is a remarkable family home, built in 1997, offering a warm and welcoming atmosphere both inside and out. Upon entering, a bright entrance hallway leads seamlessly to the main living accommodation. The ground floor features two generously proportioned bedrooms along with a family bathroom, offering excellent flexibility for modern living.

One of the standout features of this home is the impressive sunroom, which can be enjoyed throughout the year. It overlooks beautifully landscaped gardens filled with botanical colour and visiting birdlife, complemented by multiple patio areas ideal for outdoor dining and relaxation.

The property enjoys a prime position within a quiet cul-de-sac, just a short stroll from the vibrant main street of Wexford Town. A convenient pathway provides direct access to Wexford Golf Club, located only 250 metres away. At the entrance to this exclusive development, a bicycle rental service is also available. The residence is ideally located close to primary and secondary schools, places of worship, pubs, Tesco, and a wide range of local amenities. The picturesque Blue Flag beaches of Curracloe and Rosslare Strand are approximately a 20-minute drive away, allowing residents to enjoy both coastal and countryside living while remaining close to town conveniences.



Internally, the home offers spacious and flexible accommodation extending to approximately 162 sq.m. (1,744 sq.ft.). The sitting room features a solid fuel insert stove and a bay window overlooking the front garden. The well-equipped kitchen and dining area includes all essential appliances and features sliding doors that open onto a selection of patio areas within the pristine rear garden. From the dining area, double doors lead to the large sunroom, which boasts wrap-around double-glazed windows and French doors opening onto a private south-westerly facing cobble-lock patio.

The utility room provides excellent additional storage, housing a fridge freezer and space for laundry appliances, with a second external door leading to the rear garden. The two ground-floor bedrooms and family bathroom further enhance the versatility of the property, offering potential for a home office, playroom, gym, or guest accommodation. Upstairs, there are two additional spacious double bedrooms, a family bathroom, a large hot-press, and walk-through access to the attic.

This impressive four-bedroom detached residence is set opposite a beautifully manicured green on a desirable private plot. The enclosed rear garden spans nearly one-third of an acre and enjoys abundant sunlight throughout the day. It is meticulously landscaped with mature Virginia creepers, wisteria, and clematis, creating a peaceful and secluded outdoor retreat. Additional features include a separate garden workshop and multiple patio areas.

This is a truly exceptional opportunity to acquire a stunning property that would make an ideal forever home. Viewing is highly recommended.

For further details or to arrange an appointment to view, please contact Wexford Auctioneers, Kehoe & Associates on 053 914 4393.





ACCOMMODATION

Entrance Hall	6.48m x 2.66m	Timber laminate flooring, radiator cover, coving, recess lights. Staircase leading to first floor with storage cabinetry underneath.
Sitting Room	5.77m x 3.62m	Solid timber floors, solid fuel insert fireplace with cast iron surround (tile behind current front cover). Timber surround and granite tile hearth, tv points and electrical points. Bay window overlooking front garden, coving and recess lights.
Kitchen/Dining Room	6.70m x 3.15m	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, ample worktop space, double drainer stainless steel sink with tiled splashback under large window overlooking rear garden, five ring gas hob under extractor fan and corner display unit. Zanussi double oven, integrated Indesit dishwasher, under counter integrated fridge, display cabinetry and breakfast cabinetry with drawers and further storage underneath. Sliding doors leading to cobble lock patio, coving and recess lights.
<i>Double glass doors leading through to:</i> Sunroom	5.28m x 3.26m	Tiled flooring throughout. vaulted ceiling and recess lights overhead, wrap around double glazed windows and French doors leading to south westerly facing cobble lock patio.
<i>Door from Kitchen leading to:</i>		





ACCOMMODATION

Utility Room	3.16m x 1.81m	Tiled flooring, floor and eye level cabinets, ample worktop space with tiled splashback, Hotpoint fridge freezer, space for washing machine and space for dryer. Pedestrian door leading out to back garden.
Ground Floor	4.09m x 3.02m	Timber laminate flooring throughout, large window overlooking front gardens, coving and broadband data point.
Bedroom 1/Home Office/Playroom		
Bedroom 2	3.49m x 3.16m	Timber laminate flooring, coving, large window overlooking rear gardens.
Large Shower Room	2.52m x 1.89m	Tiled flooring, half wall tile surround with fully tiled enclosed shower, pressure pump Myra system, w.h.b with built in cabinetry underneath and w.c.

Timber carpeted staircase leading to:





ACCOMMODATION

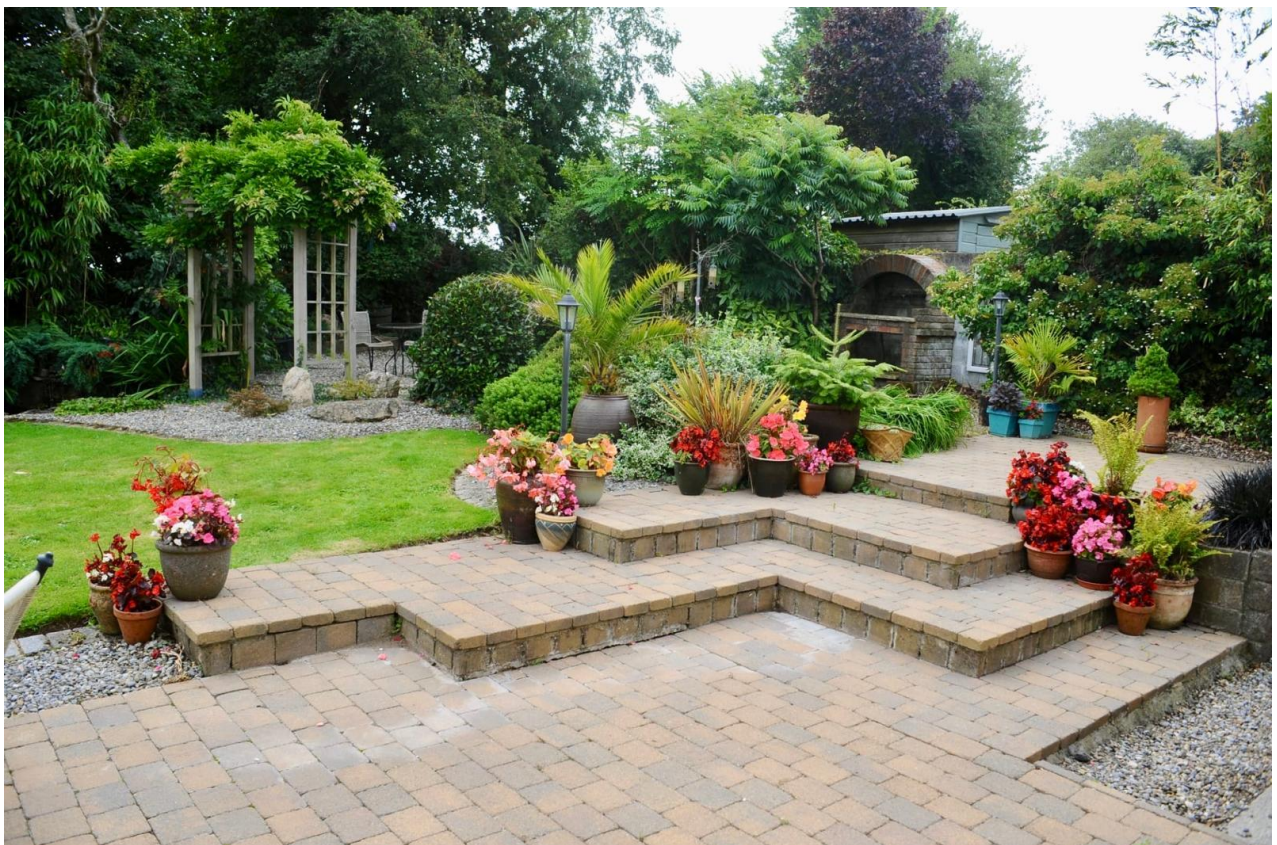
First Floor

Landing	5.06m x 1.97m	Carpeted flooring, Velux overhead.
Master Bedroom	5.07m x 3.15m	Timber laminate flooring, large window overlooking rear gardens.
Bedroom 4	5.08m x 3.12m	Tongued and grooved timber flooring with large window overlooking front gardens and common green area with town and water views. Hatch to attic.
Family Bathroom	3.23m x 2.19m	Tiled flooring, half wall tile surround with fully tiled enclosed shower and Triton T90xr, separate bath with chrome faucet and shower head, w.h.b with lighting overhead and w.c. Velux overhead.
<i>Door through to:</i>		
Hot-press	3.22m x 1.19m	Tongued and grooved timber flooring, insulated tank with open shelves throughout.
Walk in Attic Storage	4.04m x 2.46m	Tongued and grooved timber flooring.

Total Floor Area: c. 162 sq.m / 1,744 sq.ft







Features

- Built in
- 4 Bedrooms, 2 Bathrooms
- Sought after private estate
- Walking distance to town
- Extending to 162 sq. m / 1,743 sq. ft.

Outside

- Pristinely presented landscape gardens with colour throughout the year.
- Multiple cobble lock patio and raised decking to follow sunlight throughout this wonderful garden
- Virginia creepers across garage and Wisteria arch with clematis trees.
- Separate garage 6m x 3.2m (door width 2.31m) with electrical supply

Services

- Mains water
- Mains drainage
- OFCH (installed in 2024 and fully insulated in 2024)
- 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 Y2V0





Building Energy Rating (BER): C1 BER No. 118281583

Energy Performance Indicator: 153.21 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