

FOR SALE

AMV: €335,000

File No. E517.KD



Mullanour, Murrintown, Co. Wexford

- Beautifully renovated and modernised bungalow extending to c. 102 sq. m. / 1,097 sq. ft., set on a mature c. 0.42 hectare / 1.04 acre site.
- Extensively refurbishment works carried out since March 2025, including the construction of a contemporary rear extension together with significant upgrades throughout the property.
- Peacefully positioned in the highly sought after area of Mullanour, Murrintown, just minutes from Murrintown Village, Forth Mountain and Wexford Town.
- Presented in excellent condition throughout, offering an exceptional opportunity to acquire a beautifully finished home.
- Bright and well-appointed accommodation comprising entrance hallway, kitchen, dining room, sitting room, utility room, shower room and two spacious bedrooms.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

Location

This attractive property enjoys an exceptional setting that combines the tranquillity of rural living with outstanding convenience to a wealth of local amenities. The vibrant village of Murrintown is just a short drive away, offering an excellent range of everyday services including a convenience store, post office, church, coffee shop, takeaway, pub, playground and the highly regarded Murrintown Community Centre, which serves as a hub for social and recreational activities. Families are particularly well catered for, with Murrintown National School, local childcare facilities and the renowned Johnstown Castle Estate, Museum & Gardens all within easy reach.

The property is ideally positioned just a short distance from the scenic Forth Mountain, one of County Wexford's most popular outdoor destinations, renowned for its network of walking trails, breathtaking panoramic views and unspoilt natural beauty. Nearby Carrigfoyle Lake provides a peaceful setting for birdwatching, leisurely walks or simply relaxing with a coffee from the seasonal lakeside kiosk. Wexford Town Centre less than a 10 minute drive away, offering an extensive range of shopping, cafés, restaurants, supermarkets, primary and secondary schools, healthcare facilities and leisure amenities.

The golden sands of Rosslare Strand and Rosslare Europort are both within easy driving distance, while the surrounding area boasts an excellent selection of sporting and recreational facilities including GAA, soccer, golf, tennis and equestrian facilities.



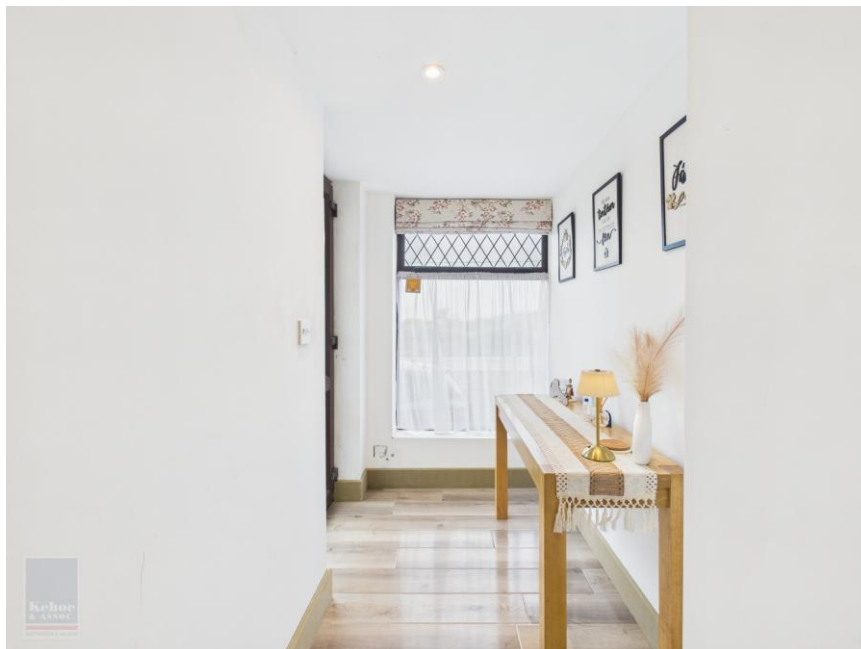


Mullanour, Murrintown, Co. Wexford

Kehoe & Assoc. are delighted to present this beautifully renovated and modernised bungalow, occupying a mature c. 0.42 hectare / 1.04 acre site in the highly desirable area of Mullanour, Murrintown. Having undergone extensive refurbishment and remodelling works since March 2025, this excellent residence has been thoughtfully transformed into a stylish and comfortable home finished to an excellent standard throughout.

Extending to approximately 102 sq. m. / 1,097 sq. ft., the accommodation has been redesigned to create bright, comfortable living spaces ideally suited to modern living. The accommodation briefly comprises an entrance hallway, contemporary fitted kitchen with an open archway leading into the dining room, two double bedrooms, utility room with external access, storage press, beautifully appointed shower room (plumbed for the installation of a bath) and an impressive dual aspect sitting room forming part of the recently completed rear extension. Flooded with natural light, the sitting room features a bespoke media wall with contemporary electric fireplace together with French doors opening directly onto the rear garden.

Externally, the property enjoys mature lawn areas extending to approximately 1.04 acres, together with an extensive gravel driveway providing ample parking. The private site offers an excellent balance of space and privacy while remaining just minutes from Murrintown Village and within easy reach of Wexford Town. Beautifully presented throughout and benefiting from an extensive programme of modernisation, this wonderful home is certain to appeal to purchasers seeking a quality residence in a highly sought after residential location. Combining peaceful country surroundings with exceptional accessibility, Mullanour offers the very best of South Wexford living.



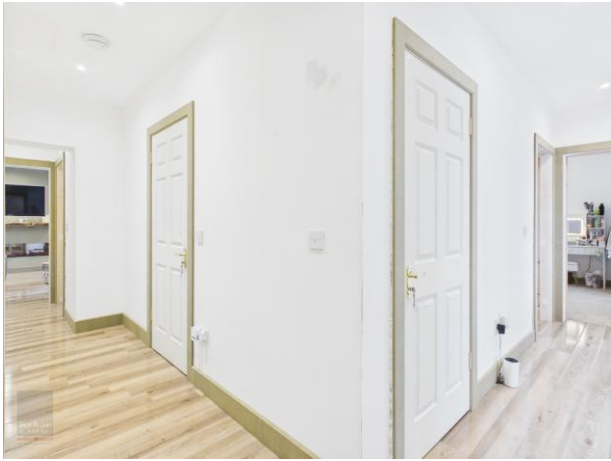


ACCOMMODATION

Entrance Porch	2.42m x 1.30m	With laminate flooring.
Entrance Hallway	4.94m x 1.00m	With laminate flooring.
Entrance Hallway	5.43m x 1.08m (max)	With laminate flooring.
Cloakroom	1.20m x 1.18m	
Hotpress		With dual immersion.
Kitchen	4.50mx 2.78m	With laminate flooring, fitted kitchen with floor and eye level units, Belling electric hob with overhead extractor, integrated double oven, integrated dishwasher. Open archway into :
Dining Room	5.08m x 2.05m	With laminate flooring.
Utility Room	2.34m x 1.91m	With laminate flooring, fitted storage units with countertop space, plumbed for washing machine and dryer. Door to rear garden.
Bedroom 1	4.48m x 2.73m	With carpet flooring and dual aspect windows.
Bedroom 2	3.30m x 2.88m (max)	With carpet flooring.
Shower Room	3.40m x 1.95m (max)	Fully tiled, w.c., w.h.b., towel rail, shower stall with Triton T90sr electric shower and plumbed for bath.
Sitting Room	5.11m x 3.71m	With laminate flooring, dual aspect glazing with French doors to rear garden and Media wall with electric fireplace and Tv point.

Total Floor Area: c. 102 sq.m / 1,097 sq. ft.







Works Completed Since March 2025

- Construction of a contemporary rear extension incorporating a spacious dual aspect sitting room.
- Installation of a new condensing oil fired boiler.
- New radiators fitted throughout the property.
- Complete rewiring of the property.
- Complete replumbing of the property.
- Comprehensive dry lining and insulation works completed to the original dwelling.
- Contemporary fitted kitchen installed.
- All new kitchen appliances installed.
- Beautifully appointed shower room fitted and plumbed for the installation of a bath.
- New utility room completed with rear garden access.
- New water tank installed.
- Bespoke media wall with feature electric fireplace installed.
- New French doors from the sitting room to the rear garden.
- New rear utility door installed.
- New fascias and soffits fitted throughout.
- New fitted bench seating installed within the dining room.
- Ring doorbell installed.
- Extensive internal refurbishment and redecoration completed throughout.



Features

- Extending to c. 102 sq. m. / 1,097 sq. ft.
- Bright, well-proportioned accommodation
- Finished to an excellent standard throughout
- Minutes from Murrintown Village and Wexford Town
- Extensive renovation and refurbishment works completed since March 2025

Outside

- Excellent location surrounded by amenities
- Mature site extending to c. 0.42 hectares / 1.04 acres.
- Extensive gravel driveway providing ample parking
- Large grass area with mature trees and established boundaries
- French doors opening from the sitting room onto the rear garden.

Services

- O.F.C.H.
- Mains water
- Septic tank drainage
- ESB
- Ring video doorbell

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

DIRECTIONS: From the Duncannon Road Roundabout on the N25 (beside the Whitford House Hotel), take the R733 exit signposted for Duncannon. Continue along this road for approximately 3.1km and the property for sale is on the right-hand side ('For Sale' boards).

Eircode: Y35 TX8C



Building Energy Rating (BER): C BER No. 116813122
Energy Performance Indicator: 168.77 kWh/m²/yr

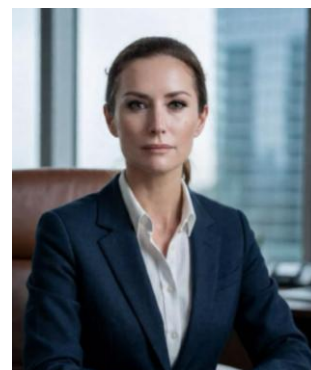
VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Kate Doyle

Contact No: 087 4867175

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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