

# FOR SALE

AMV: €170,000

File No. b910.BF



## 36 Cromwells Fort Court, Mulgannon, Wexford

- Spacious 2 bedroomed mid-terraced residence tucked away in this quiet residential location adjacent to Tesco and Wexford Garda Station. Within easy reach of shops, schools, church, Wexford's Main Street, Fabulous Waterfront and all town centre amenities.
- Well laid-out light filled accommodation with ample living space and two generously proportioned double bedrooms. Recently re-decorated, presented to the market in excellent condition throughout and ready for immediate occupation.
- Cromwellsfort has proven popular for 1st time buyers and investors due to its proximity to the town centre. It also has much to offer anyone looking to downsize to a well-situated, low maintenance property
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**

## 36 Cromwells Fort Court, Mulgannon, Wexford

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Accommodation briefly comprises entrance hall, sitting room, spacious L-shaped kitchen/dining room, 2 bedrooms (1 en-suite) and bathroom.



## ACCOMMODATION

Entrance Hallway	4.36m x 1.89m	With stairs to 1 <sup>st</sup> floor, under stairs storage press, coving and tiled floor.
Sitting Room	4.33m x 3.78m	Feature marble fireplace with timber surround, wall lighting and ceiling coving.
Kitchen / Dining Area L-Shaped	7.07m x 2.71m 2.74m x 1.86m	With built-in floor and eye level units, tiled splashback, electric cooker, extractor, plumbing for washing machine and dishwasher, double drainer sink unit and tiled floor. Sliding patio doors to rear garden and double doors to sitting room. L-shaped utility

### First Floor

Landing		Hot press with dual immersion.
Bedroom 1	6.34m x 3.78m	With built-in wardrobe and shower room ensuite.
En-Suite		Fully tiled, shower stall with electric shower, w.c. and w.h.b.
Bedroom 2	5.73m x 2.13m	Built-in wardrobes.
Bathroom	2.04m x 1.83m	Fully tiled, bath with shower over, w.c. and w.h.b..

**Total Floor Area:** c. 95.69 sq. m. (c. 1,030 sq. ft.)



## FEATURES

- Mature private development.
- Spacious kitchen/diner and sitting room.
- Walking distance to town centre.
- Close to a host of amenities including Tesco Supermarket.
- Recently redecorated.

## OUTSIDE

- Brick forecourt
- Low maintenance rear garden.
- Westerly aspect perfect for outdoor dining.
- Brick patio area.
- Natural stone wall boundary.
- Ample communal parking.

## SERVICES

- Mains water.
- Mains electricity.
- Mains drainage.
- OFCH



**DIRECTIONS:** Proceed along quay and turn right at traffic lights just before the Talbot Hotel onto King Street. Proceed through the crossroads to the next traffic lights and turn left. Take next right to the rear of Tesco. Pass Wexford Garda Station and Cromwells Fort is the first development on the left. Turn left into Cromwells Fort, keep straight ahead into Cromwellsfort Court. Proceed towards Cromwellsfort House turn right here and right again and the property is on the left with For Sale board. Y35N2E2



**Building Energy Rating (BER): C3    BER No. 110351954**  
**Energy Performance Indicator: 218.98 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Kehoe & Assoc.,**  
Commercial Quay,  
Wexford  
053 9144393

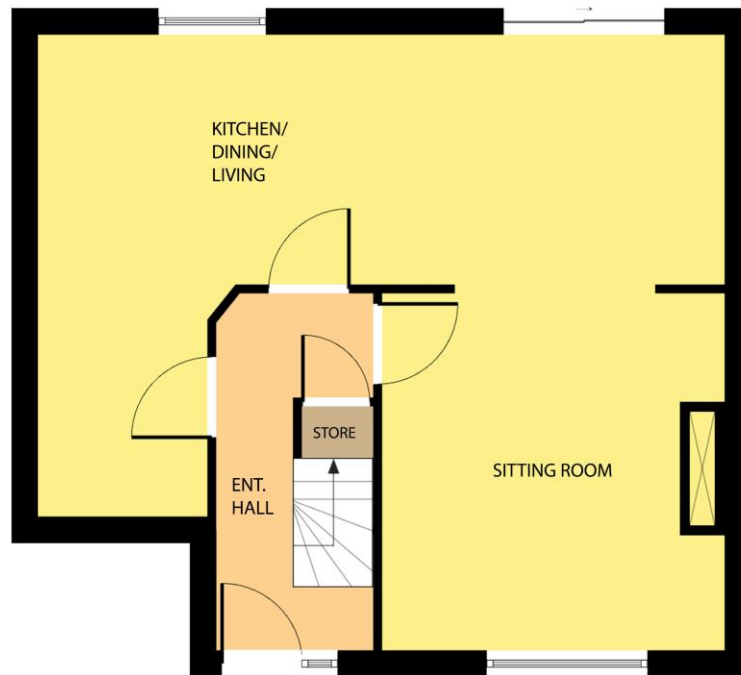
[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



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

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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## FIRST FLOOR



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