

# FOR SALE

AMV: €265,000 (Furnished)

File No. c908.BF



## 90 Cromwells Fort Drive, Mulgannon, Wexford

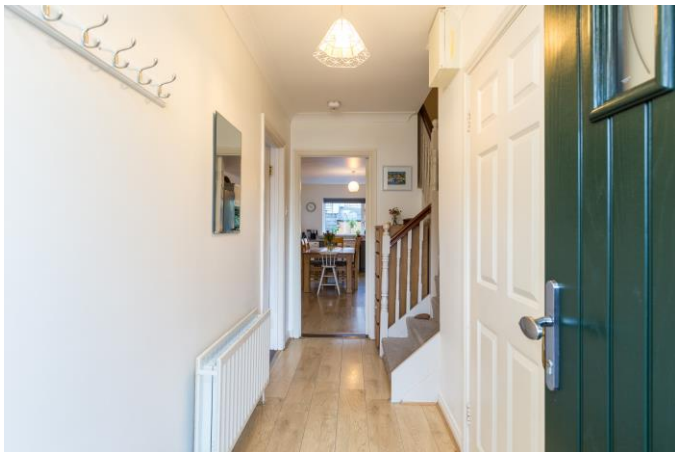
- Spacious 4 bedroomed semi-detached family home, nicely positioned in a quiet cul-de-sac in this mature private development adjacent to Tesco and Wexford Garda Station
- Only a short stroll from Wexford Town Centre with its wealth of amenities on offer, including shops, restaurants, pubs, hotels, National Opera House, Wexford Arts Centre and Fabulous Waterfront. Walking distance of primary schools, secondary schools and some excellent childcare facilities
- Offering generously proportioned well laid out accommodation that is sure to satisfy the needs of any growing family.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe  
& ASSOC.**

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Spacious 4 bedroomed semi-detached family home, nicely positioned in a quiet cul-de-sac in this mature private development adjacent to Tesco and Wexford Garda Station. Only a short stroll from Wexford Town Centre with its wealth of amenities on offer including shops, restaurants, pubs, National Opera House, Arts Centre and Fabulous Waterfront. Walking distance of primary schools, secondary schools and some excellent childcare facilities. The property has been well maintained and upgraded with double glazed uPVC windows and composite doors, tastefully decorated and presented to the market in excellent condition throughout. Offering generously proportioned well laid out accommodation that is sure to satisfy the needs of any growing family. Garden with brick drive providing off street parking to the front. The walled-in rear garden does require a little bit of TLC but with its' westerly aspect it could easily be transformed into a wonderful area for outdoor dining and evening barbeques. Due to its proximity to the town centre, Cromwellsfort has proven equally popular with families and investors alike. Early viewing of this conveniently located family home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393







**ACCOMMODATION**

Entrance Hallway	3.85m x 1.27m	With timber floor.
Sitting Room	5.35m x 3.67m	With feature open fireplace, laminate floor, coving and double doors to:
Dining / Playroom	4.10m x 2.80m	With laminate floor and sliding patio doors to rear garden. Door to:
Kitchen	6.09m x 3.15m	With excellent range of built-in floor and eye-level units, integrated hob, extractor, double oven, dishwasher, fridge-freezer, tumble dryer, part-tiled walls, laminate floor and door to outside.
Toilet	2.22m x 0.87m	With w.c, w.h.b, washing machine, part-tiled walls and tiled floor.
<b>First Floor</b>		
Bedroom 1	3.56m x 3.83m	With timber floor and shower room ensuite.
Ensuite	1.67m x 1.47m	Fully tiled, shower stall, w.c and w.h.b
Hotpress		With dual immersion
Bathroom	1.66m x 2.41m	Fully tiled, bath with shower over, w.c and w.h.b
Bedroom 3	3.34m x 2.48m	With built-in wardrobe and timber floor.
Bedroom 4	2.89m x 2.42m	With timber floor.

**Total Floor Area: c. 121 sq.m. / 1,302 sq.ft.**



## Features

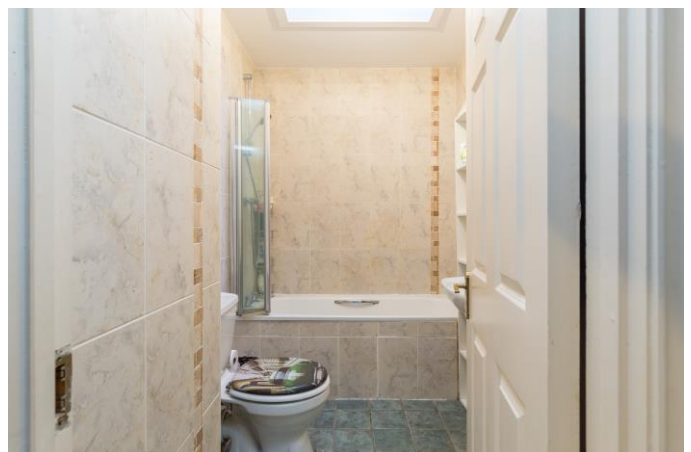
- Mature private development
- Quiet cul-de-sac location
- Spacious family accommodation
- Presented in excellent condition

## Outside

- Private drive
- Westerly facing rear garden
- Side access
- Paved patio area
- Garden Shed

## Services

- Mains electricity
- Mains drainage
- Mains water
- OFCH





**VIEWING:** Property must be viewed to be fully appreciated. Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393

**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 and immediately left again into Cromwells Fort Drive. Proceed into the development following the road around to the right, keep right at the fork in the road and the property is on the right-hand side. Y35E8V0



**PLEASE NOTE:** The property is offered for sale including carpets, curtains, blinds (blackout blinds fitted in all bedrooms), light fittings, electrical appliances and furniture. All pictures, ornaments and personal items are expressly excluded from the sale.

**Building Energy Rating (BER): C3**      **BER No.: 104829353**  
**Energy Performance Indicator: 223.04 kWh/m<sup>2</sup>/yr**

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

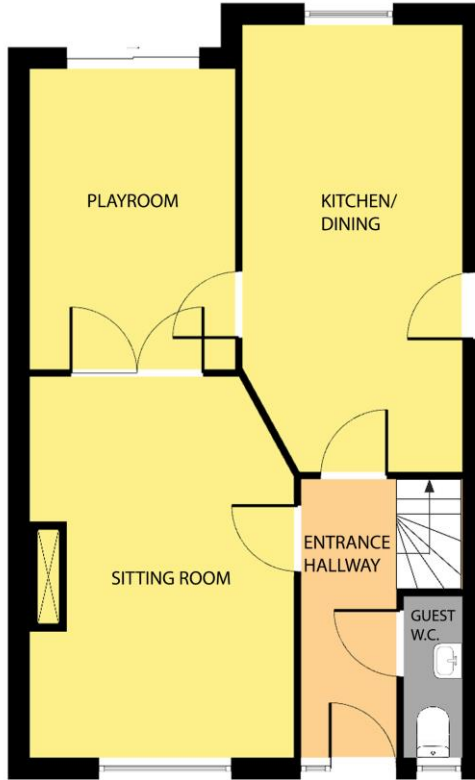
[www.kehoeproperty.com](http://www.kehoeproperty.com)

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

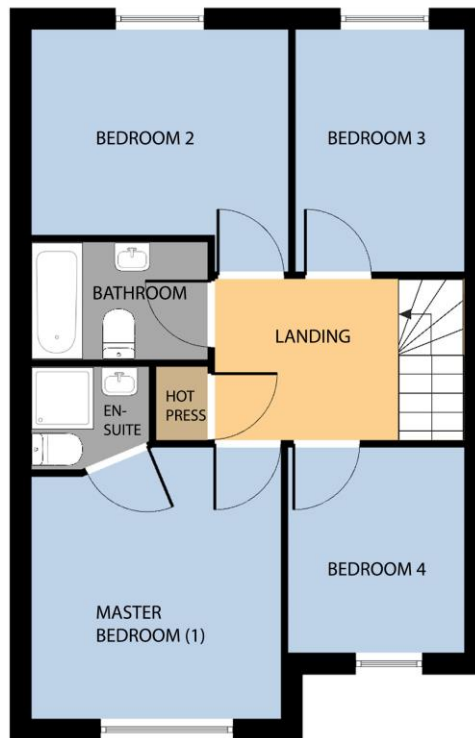


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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