

# FOR SALE

AMV: €190,000

File No. d213.CWM



## 63 Cromwells Fort Grove, Mulgannon, Wexford

- 3 bed end-of-terrace home with dual access.
- Located in Mulgannon, within walking distance of all the amenities of Wexford Town.
- Sunny aspect rear garden
- Extending to c. 93 sq.m. / 1,001 sq.ft. with well laid-out accommodation.
- Accommodation briefly comprises; storm porch, entrance hallway, sitting room, kitchen/dining room, guest w.c., 3 bedrooms (master en-suite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe  
& ASSOC.**

## 62 Cromwells Fort Grove, Mulgannon, Wexford

**Location:** This 3 bed, 2 bathroom end-of-terrace property is situated in a mature private development on the Mulgannon Road. A much sought-after area within walking distance of all amenities of Wexford Town including; shops, pubs, restaurants, primary & secondary schools, National Opera House, Arts Centre and The Quay Front. Adjacent to Tesco Supermarket and within easy walking distance of Wexford Golf Club. The property is presented in excellent condition throughout and carefully maintained. There is parking to the side and a rear garden with sunny aspect all day. This property would make an ideal starter home for first time buyers, investors or those seeking to downsize.

To arrange a suitable viewing, contact Wexford Auctioneers Kehoe & Associates 053-9144393.

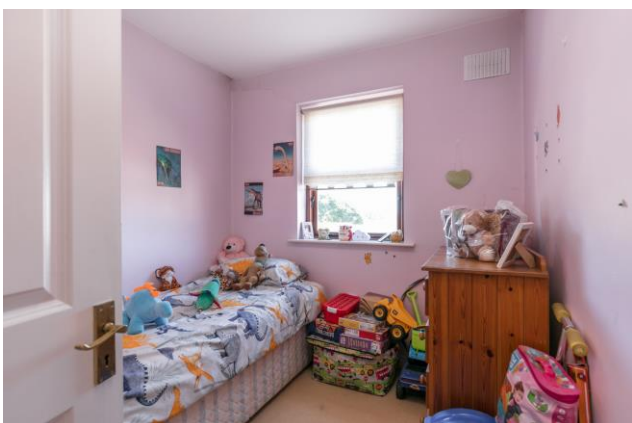




## **ACCOMMODATION**

Storm Porch	1.49m x 1.13m	Cobblelock flooring.
Entrance Hallway	4.65m x 1.80m	Carpet flooring, coving, Siro broadband connection, electrical box units.
2.77m x Sitting Room	1.70m x 0.77m 4.81m x 3.63m	Lino flooring, w.h.b. with tiled splashback, w.c. Carpet flooring, large window overlooking front of property, open fireplace with slate surround and timber mantelpiece, coving, t.v. points.
Kitchen/Dining Room	5.43m x 4.25m	Lino flooring, floor & eye level cabinets, Indesit electric oven, hob & extractor fan overhead, stainless steel sink, Hotpoint dishwasher, Thoa free-standing fridge freezer. Window overlooking rear garden. Sliding patio doors to rear garden with sun aspect throughout the day, patio in gravel. Pedestrian access to rear of property.
<b>Timber carpeted staircase to first floor</b>		
Landing	2.77m x 1.41m	Carpeted flooring, built-in wardrobes, dual aspect lighting.
Master Bedroom	3.88m x 3.57m	Lino flooring, enclosed pressure pump corner shower with tiled surround, w.c., w.h.b. with mirror & lighting overhead.
En-suite	1.76m x 1.48m	
Family Bathroom	2.97m x 1.71m	Lino flooring, bath with part-tiled wall surround, w.h.b. with mirror & lighting overhead, w.c. Hotpress with dual fuel immersion and shelving.
Bedroom 2	3.72m x 2.97m	Carpet flooring, built-in wardrobes.
Bedroom 3	2.67m x 2.36m	Carpet flooring.

**Total Floor Area: c. 93 sq.m. / 1,001 sq.ft.**



## Features

- Walking distance to all amenities, including schools & Tesco Supermarket.
- 3 bedroom, 2 bathroom
- Extending to c. 93 sq.m. / 1,001 sq.ft.

## Outside

- Parking available.
- Rear garden with sunny aspect
- Enclosed rear garden
- Pedestrian access to rear garden

## Services

- Mains water
- Mains drainage
- Siro Fibre Broadband
- OFCH

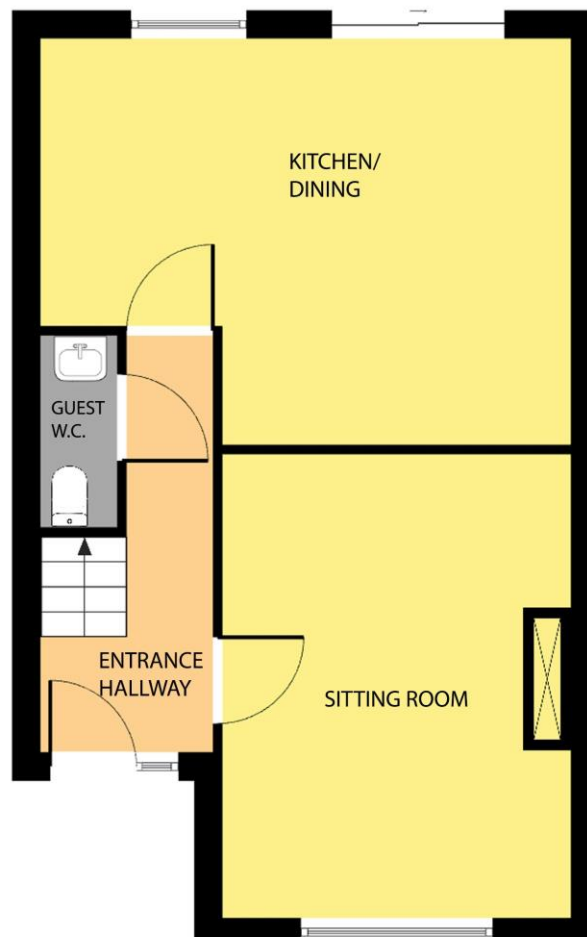
**Management Fee:** The Management fees for 2021 were €416.66

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

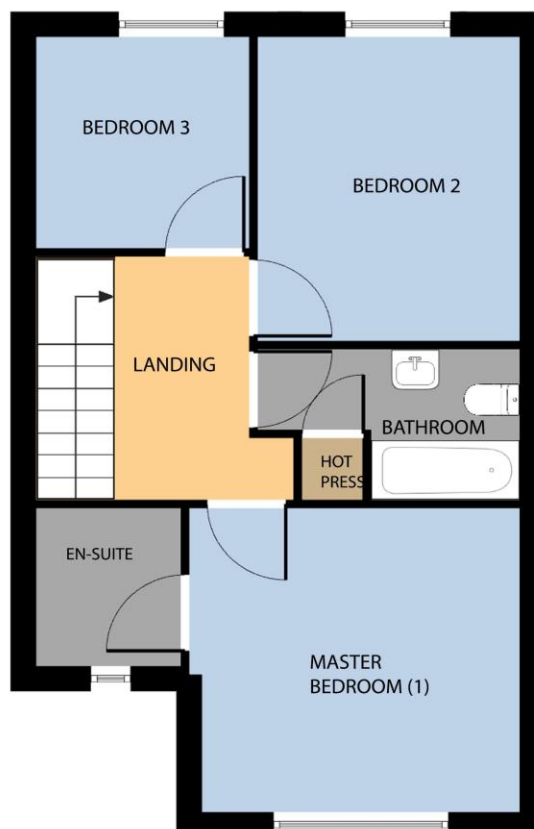
**Directions:** Eircode: Y35 XD32



GROUND FLOOR



## FIRST 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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**Building Energy Rating (BER): D1    BER No. 115408536**  
**Energy Performance Indicator: 234.08 kWh/m<sup>2</sup>/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