

FOR SALE

AMV: €180,000

File No. d241.BF



75 Cromwells Fort Grove, Mulgannon, Co. Wexford

- Spacious 3 bedroomed semi-detached duplex style family home, nicely positioned overlooking the green area and playground. Conveniently situated close to Wexford Golf Club, 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, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

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ACCOMMODATION

Entrance Hallway 4.61m x 1.87m

Sitting Room 4.62m x 3.90m

Kitchen 5.87m x 3.40m

With open fireplace, timber floors and double doors to:
With built-in floor and eye level units, integrated hob,
extractor, oven, dishwasher, tumble dryer, fridge freezer, part
tiled floor and part laminate floor and door to outside.

First Floor

Bedroom 1 3.96m x 3.77m

With excellent range of built-in wardrobes and shower room
ensuite.

Ensuite 1.64m x 1.66m

With tiled shower stall, w.c., w.h.b. and tiled floor.

Bedroom 2 3.52m x 2.72m

With built-in wardrobe.

Bedroom 3 3.04m x 2.46m

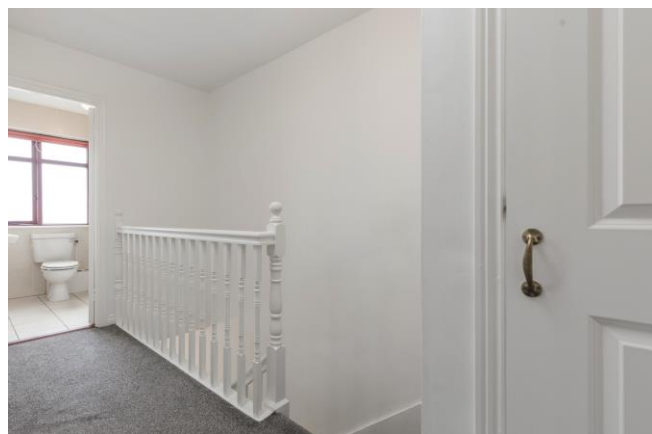
Hot press

With dual immersion.

Bathroom 1.96m x 1.73m

Fully tiled with bath with electric shower over, w.c. and
w.h.b.

Total Floor Area: c. 63.8 sq.m. (c. 686.74sq.ft.)



Features

- Conveniently located mature development
- Lovely views over the town and Wexford Harbour
- Spacious family accommodation
- Presented in excellent condition

Outside

- Mains electricity
- Mains drainage
- Mains water
- OFCH

Services

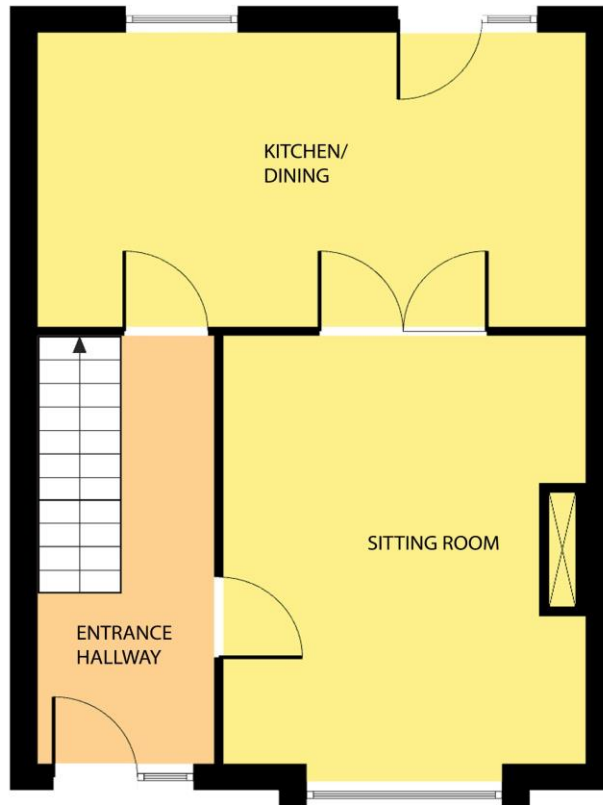
- Spacious balcony to the front.
- Westerly facing rear garden
- Enclosed garden with rear access
- Ample communal parking

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

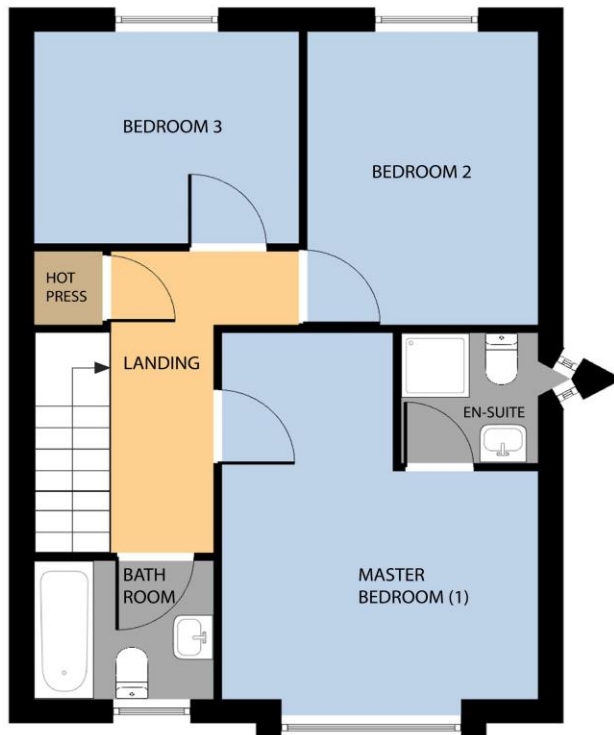
DIRECTIONS: Proceed along quay and turn right at traffic lights just before the Talbot Hotel onto King Street. Proceed through the crossroads to the next traffic lights and turn left. Take next right to the rear of Tesco. Pass Wexford Garda Station and and take the first exit off the roundabout. Turn immediately right into Cromwells Fort Grove. Follow the road around to the left and the property is on the right-hand side. For Sale Sign. Eircode Y35X738



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.

Building Energy Rating (BER): D1 BER No. 114289176
Energy Performance Indicator: 241.61 kWh/m²/yr

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Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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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