

FOR SALE

AMV: €240,000

File No. d292.CM



No. 86 Cromwells Fort Avenue, Mulgannon, Wexford

- Tastefully decorated 3 bedroom / 3 bathroom semi-detached property within walking distance to Wexford Town.
- Extensive paving area to the rear of the property which benefits from a south-westerly aspect.
- New designer kitchen finished to exacting standards with French doors leading to the back garden.
- Turnkey condition throughout.
- Accommodation comprises of; entrance hallway, sitting room, kitchen/diner, guest W.C., 3 bedrooms(master ensuite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents.



**Kehoe
& ASSOC.**

No. 86 Cromwells Fort Avenue, Mulgannon, Co.Wexford

Description: 86 Cromwells Fort Avenue is a meticulously maintained 3 bedroom semi-detached property presented to the market in turnkey condition. There is an array of amenities on your doorstep, including primary schools, secondary schools, South East Technology University, supermarkets, churches, Wexford Golf Club, GAA clubs and the recently developed Min Ryan Park. Both Rosslare and Curracloe beaches are a short 15 minutes' drive away. This property is in a highly sought-after location and would be ideally suited to a young family, anybody looking to get themselves onto the property ladder or as an investment property.

Inside the property the accommodation is warm, welcoming and free flowing. There is an open plan kitchen/diner and sitting room area featuring a solid fuel stove with granite hearth. French doors from the dining room lead to an extensive paving area with a sunny south-westerly aspect. The garden is walled creating the perfect space for dining al fresco during the long summer evenings. The newly fitted designer kitchen provides ample storage and an elegant aura. The property benefits from a guest W.C. downstairs, with 3 bedrooms (master ensuite) and a family bathroom upstairs, each finished to an impressive standard. Viewing comes highly recommended.



ACCOMMODATION

Entrance Hallway	5.03m x 1.88m	Laminate floor, staircase to first floor. Built-in shoe rack/storage units.
Sitting Room	4.79m x 3.71m	Carpet flooring, solid fuel stove with granite hearth. Fitted corner storage unit with window seat.
Kitchen/Diner	5.05m x 5.76m (max)	Laminate floor, fully fitted designer kitchen with extensive built-in storage units, breakfast counter. Electric hob with extractor fan, double oven, built-in fridge freezer, tiled splashback. Double doors to rear garden.
Guest W.C.	1.61m x 0.77m	Tiled floor, w.c. and w.h.b.
First Floor		
Landing Area	2.97m x 2.52m (max)	Hotpress and Stira staircase to attic.
Master Bedroom	3.80m x 3.46m	Carpet flooring, built-in wardrobe and built-in shelving units.
En-suite	1.64m x 1.56m	Fully tiled, w.c., w.h.b., towel rail, pump shower with rainforest showerhead.
Family Bathroom	1.96m x 1.95m	Fully tiled, w.c., w.h.b, towel rail, bathtub with Triton SR electric shower.
Bedroom 2	3.31m x 3.03m	Carpet flooring, built-in storage unit.
Bedroom 3	3.02m x 2.37m	Carpet flooring.

Total Floor Area: c. 98 sq.m. / 1,055 sq.ft.





Features

- Tastefully decorated property in turnkey condition
- Walking distance to schools, shops and all town amenities
- New designer kitchen
- Free flowing ground floor accommodation
- Sunny south-westerly rear aspect

Outside

- Steel shed
- Extensive paving area
- Cobblelock entrance driveway
- Small lawn to rear
- Side access to rear

Services

- OFCH
- Mains water
- Mains drainage
- High speed broadband available

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

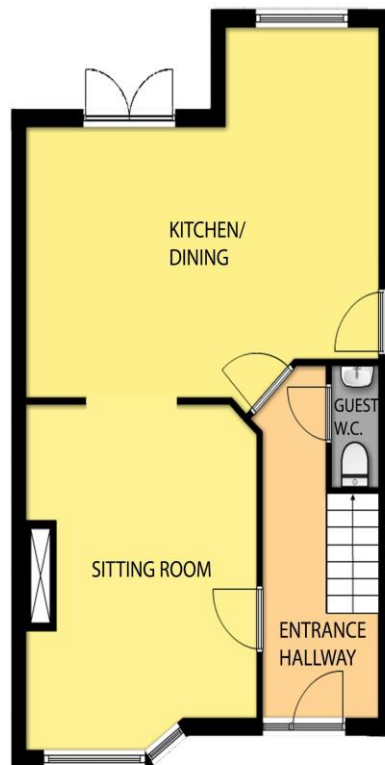
Directions: Passing the Talbot Hotel, Trinty Street on your left, take the next left onto King Street. Continue to the next set of. Traffic lights and continue straight through. Pass Tesco on your left and take the next left turn. Continue to the roundabout and proceed straight through onto Cromwellsfort Avenue. Continue for 130m and 86 Cromwellsfort Avenue will be on your right hand side, 'For Sale' board.

Eircode: Y35 H9D3

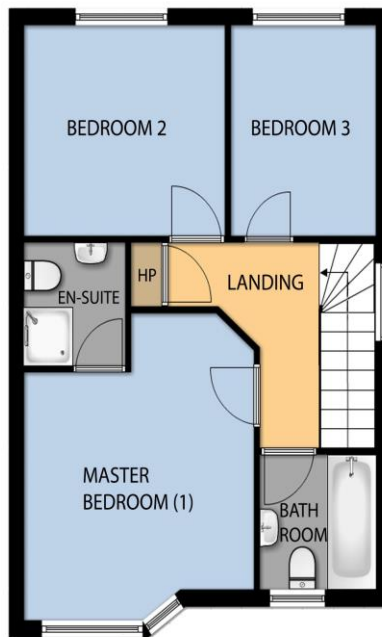




GROUND FLOOR



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): C3

BER No. 108238502

Energy Performance Indicator: 208.38 kWh/m²/yr

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

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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