

# FOR SALE

AMV: €147,000 (Part Furnished)

File No.c290. BF



## 7 Cromwells Fort House, Mulgannon, Co. Wexford

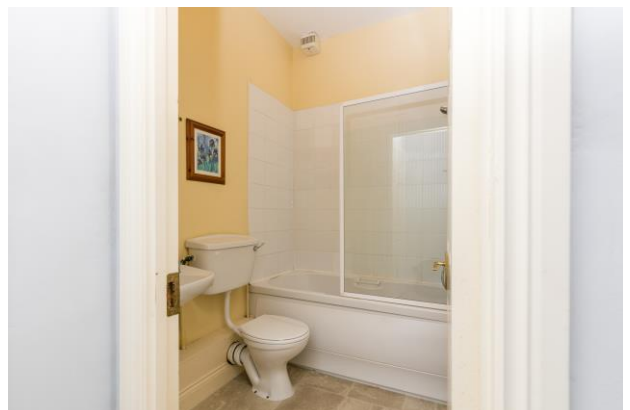
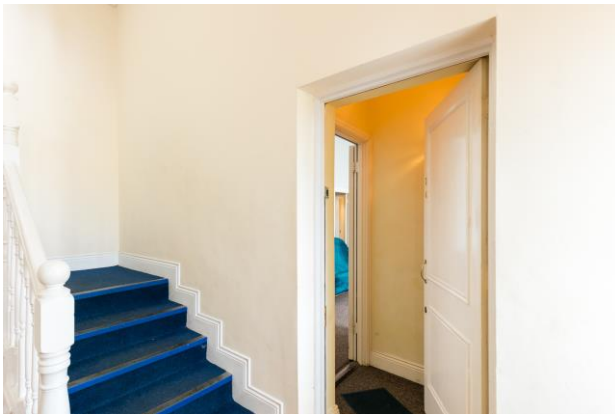
- **Spacious 2 bedroomed lower ground floor apartment tucked away in this quiet residential location adjacent to Tesco and Wexford Garda Station. Within easy reach of shops, schools, church, Wexford's Main Street, Fabulous Waterfront and all town centre amenities.**
- **Well laid-out generously proportioned 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.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**



**Kehoe  
& ASSOC.**

## 7 Cromwells Fort House, Mulgannon, Co. Wexford

**Description:** Deceptively spacious 2 bed roomed ground floor apartment extremely well located in this sought-after, mature residential development. Just a short stroll from Tesco, churches, schools, shops and Wexford town centre. The spacious accommodation extends to c. 77 sq.m. (829 sq.ft.) and boasts generously proportioned rooms with high ceilings and picture windows. The property is presented in excellent condition throughout and is offered for sale part furnished. Ample communal car parking. An ideal property for a first-time purchaser, investor or weekend retreat. Viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Assoc. 053-9144393.





## **ACCOMMODATION**

Entrance Porch	1.72 x 0.95
Living Room	5.85 x 4.08
Kitchen	3.56 x 2.83
Hallway	4.64 x 1.41
Bathroom	1.95 x 1.66
Bedroom 1	4.83 x 2.44
Bedroom 2	4.89 x 3.09
Shower Room Ensuite	1.97 x 1.60

With 2 picture windows, high ceiling and open plan to:  
Newly fitted kitchen units, hob, oven, extractor, washing machine, dishwasher, fridge freezer and part-tiled walls.  
Hotpress with dual immersion.  
Bath with shower mixer taps, w.c, w.h.b and part-tiled walls.  
With built-in wardrobe.  
With built-in wardrobe and shower room ensuite.  
Tiled shower stall, w.c and w.h.b

**Total Floor Area: c. 77 sq. m. (c. 829 sq. ft.)**



## **Features**

- Walking distance to all amenities.
- Adjacent to Tesco Supermarket and the new Garda Station.
- For sale part furnished.
- Newly fitted kitchen

## **Outside**

- Ample communal car parking

## **Services**

- Mains water.
- Mains electricity.
- Mains drainage.
- Electric storage heating.

**NOTE:** Service Charge €1,385 p.a.

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

**DIRECTIONS:** DIRECTIONS: In Wexford town proceed Southwards along the Quays and turn right at the traffic lights at the Talbot Hotel. Proceed along King Street and turn left immediately before Tesco supermarket. Continue for c. 150m and turn right. Cromwells Fort Court is approximately 200m on your left-hand side. Proceed into Cromwells Fort Court and Cromwells Fort House is the large building straight in front of you. (For Sale sign). Eircode Y35WO88.

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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**Building Energy Rating (BER): EXEMPT**

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

**Selling Agent: Bernie Farrell**

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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

