

# FOR SALE

AMV: €100,000

File No. a738.BF



## No. 2 Cromwells Fort House, Mulgannon, Wexford

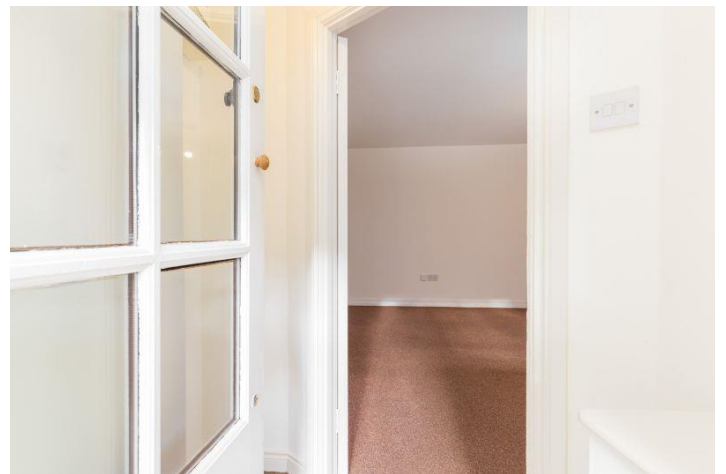
- Spacious 2 bedroomed lower ground floor apartment tucked away in this quiet residential location adjacent to Tesco and Wexford Garda Station. Within easy reach of shops, schools, church, Wexford's Main Street, Fabulous Waterfront and all town centre amenities.
- Well laid-out generously proportioned 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.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**

## No. 2 Cromwells Fort House, Mulgannon

Spacious 2 bed roomed 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. This apartment has own door access and is entered via a small private patio area to the front. It has been recently re-decorated, is presented to the market in excellent condition throughout and ready for immediate occupation. The accommodation is generously proportioned with excellent reception space and two double bedrooms. Ample communal carparking. Cromwellsfort has proven popular for 1st time buyers and investors due to its proximity to the town centre. It also has much to offer anyone looking for a weekend retreat or low maintenance base in Wexford Town. Early viewing of this conveniently located apartment comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393





## ACCOMMODATION

Entrance Porch	1.45m x 1.12m	
Living/Dining Room	5.64m x 4.49m	
Galley Style Kitchen	3.10m x 1.22m	With built-in floor and eye level units, electric cooker, fridge, washing machine, part tiled walls and tiled floor.
Inner Hallway	2.74m x 1.08m	
Bathroom	2.36m x 1.68m (max)	Bath with shower mixer taps, w.c., w.h.b., part-tiled walls and tiled floor.
Bedroom 1	3.47m x 2.72m	With built-in wardrobes and shower room en-suite.
En-suite	2.5m x 1.06m	With tiled shower stall, w.c., w.h.b. and tiled floor.
Bedroom 2	3.38m x 2.73m	
Hotpress		With dual immersion.

**Total Floor Area: c. 66.4 sq.m. (c.714.72 sq.ft.)**



## FEATURES

- Spacious accommodation
- Own door access
- Mature private development
- Close to town centre
- Walking distance all amenities

## OUTSIDE

- Private patio area
- Ample communal parking
- Generous amenity areas

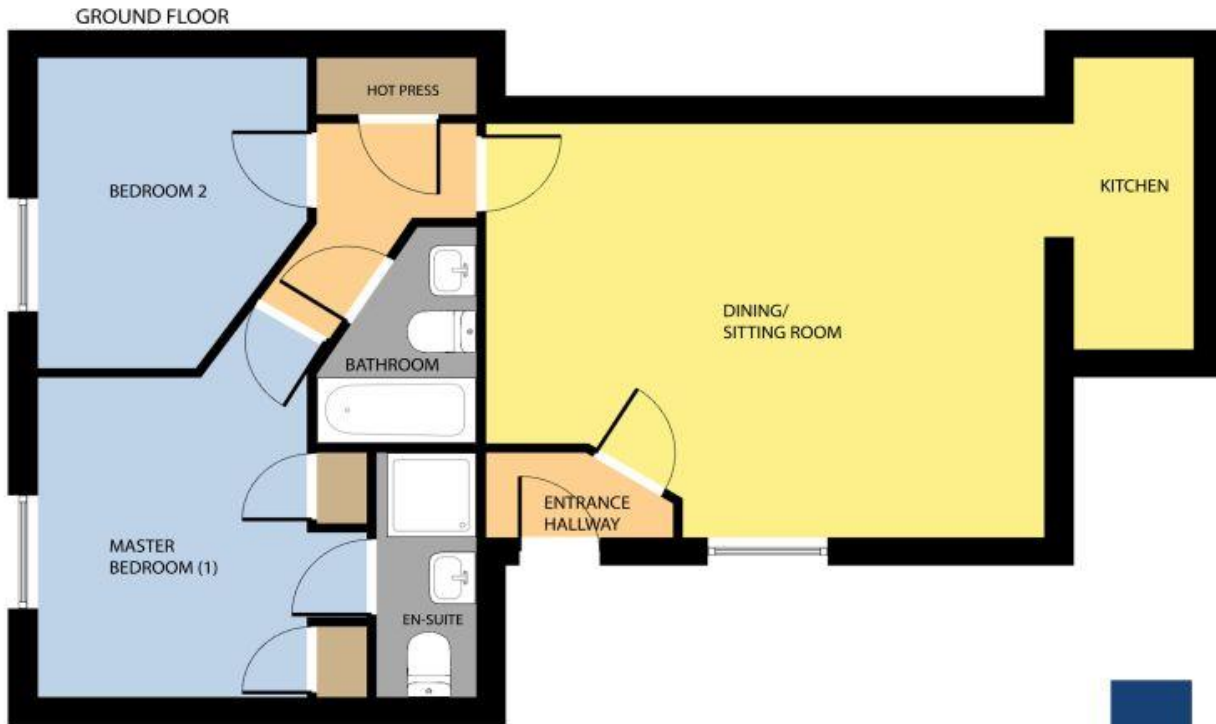
## SERVICES

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

**NOTE:** Annual Service Charge €1386.56 per annum which includes building insurance, maintenance and insurance of the common areas, refuse collection and sinking fund.

**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, keep straight ahead into Cromwellsfort Court. Proceed into the development and down beside Cromwells Fort House on your right-hand side, turn right and No. 2 on the last apartment on the right. For Sale board. Y35RR23





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.: 114539646**

**Energy Performance Indicator: 233.39 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents.  
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Kehoe & Assoc.,**  
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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