

# FOR SALE

AMV: €265,000

File No. c844.LM



## 61 Cromwells Fort Drive, Mulgannon, Wexford

- Spacious detached 4 bed / 4 bath residence extending to c. 142 sq. m. / 1,528 sq. ft.
- Conveniently located within walking distance to all town amenities, including primary and secondary schools, supermarkets, Wexford Golf Club and high street shopping.
- Patio areas to the front and rear with a westerly front aspect.
- Suitable for a wide range of purchasers.
- Acc. comprises: entrance hallway, living room, dining area, kitchen, utility, 4 bedrooms (2 en-suite), home office, guest w.c., family bathroom.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Estate Agents, Kehoe & Assoc. at 053 9144393.



**Kehoe  
& ASSOC.**

## 61 Cromwells Fort Drive, Mulgannon, Wexford

**General Description:** 61 Cromwells Fort Drive is perfectly located within easy reach of all town amenities. Mulgannon offers convenience in abundance with Tesco Supermarket, Wexford Golf Club, Sinnotts Bar and 'The Shack' at Sinnotts right on your doorstep. Within walking distance are a selection of primary and secondary schools including The Faythe National School just 1km away. There are also some excellent childcare facilities and sports clubs in the area. Bride Street Church, The Rocks Walking Trail and Wexford Town's main thoroughfare are a short stroll from this location.

This spacious 4 bed / 4 bath residence offers an unparalleled combination of convenient location, versatile living spaces, and fantastic potential. With its desirable location and spacious layout, this residence presents an excellent opportunity for growing family's and investors alike. The flexible accommodation extends to c. 142 sq.m. / 1,528 sq.ft. and offers 4 bedrooms (2 en-suite) and a home office or a 5<sup>th</sup> bedroom. The dining room has a sliding door leading to the rear patio area. Off-street parking is provided along with an enclosed rear patio area and a westerly facing front patio which soaks up the evening sun. Whether you're envisioning a dream family home or a smart investment opportunity, this property is a must see.

# The Rocks Walking Trail





## ACCOMMODATION

### **Ground Floor**

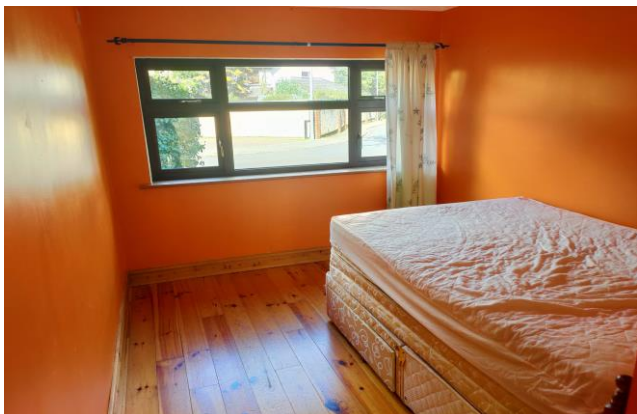
Entrance Porch	2.19m x 0.84m	Tiled floor.
Entrance Hallway	3.67m x 1.25m	Tiled floor and staircase to first floor.
Sitting Room	5.33m x 3.69m	Carpet floor, open fireplace, large front window and double doors into:
Dining Area	4.17m x 2.84m	Carpet floor and French doors to patio area.
Kitchen	4.87m x 3.13m	Tiled floor, floor and eye level units, tiled splashback, stainless steel sink unit, electric oven, hob, extractor, dishwasher and American style fridge freezer.
Utility	2.60m x 1.65m	Tiled floor, storage units, washing machine, dryer, back door to patio area.
Bedroom 2	4.76m x 2.62m (max)	Fully tiled, w.c., w.h.b. and shower stall with pump shower.
Ensuite	1.60m x 1.27m	
Guest w.c.	2.20m x 0.86m	Fully tiled, w.c., w.h.b. and vanity unit.

### **First Floor**

Landing Area	2.58m x 2.28m	Carpet floor and staircase to attic.
Hotpress		With dual immersion.
Bathroom	2.42m x 4.67m	Fully tiled, bath with triton electric shower, w.c. and w.h.b.
Bedroom 5 / Home office	2.85m x 2.40m	Laminate floor, built-in storage unit and built-in storage shelving.
Bedroom 4	3.34m x 2.48m	Laminate floor and built-in storage unit.
Bedroom 3	3.56m x 3.35m	Laminate floor, built-in storage units.
Master Bedroom	3.78m x 3.59m (max)	Laminate floor and built-in storage units.
Ensuite	1.65m x 1.63m (max)	Fully tiled, w.c., w.h.b. and shower stall.

**Total Floor Area: c. 142 sq.m. (c. 1,528 sq.ft.)**







## Features

- 5<sup>th</sup> Bedroom / Home office
- Close to a host of amenities
- Suitable for a wide range of purchasers
- Bright & spacious accommodation
- Flexible living space extending to c. 142 sq.m.

## Outside

- Off street parking
- Cobblelock entrance driveway
- Side access to rear
- Enclosed rear patio area
- West facing front patio area
- Low maintenance

## Services

- Mains water
- Mains drainage
- O.F.C.H
- ESB
- High speed broadband available

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

**Directions:** Proceed along Wexford Quay turning right at the traffic lights just before the Talbot Hotel onto King Street. Proceed through the crossroads to the next traffic lights and turn left. Take the next right at the rear of Tesco. Pass Wexford Garda Station and Cromwells Fort is the first development on the left. Turn left into Cromwells Fort and immediately left again into Cromwells Fort Drive. For Sale Board. **Eircode: Y35 W2H9**

# Wexford Town





**Building Energy Rating (BER): D2 BER No.: 116357153**  
**Energy Performance Indicator: 297.21 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

**Sales Agent**  
**LOUISE MORTON**  
**087 3904999**  
**Email: [louise@kehoeproperty.com](mailto:louise@kehoeproperty.com)**



**Kehoe & Assoc.,**  
Commercial Quay,  
Wexford  
053 9144393  
[www.kehoeproperty.com](http://www.kehoeproperty.com)  
Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)

**PRSA Registration No.: 00214**



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