

FOR SALE

AMV: €220,000

File No. d450.CWM



38 Cromwells Fort Grove, Mulgannon, Wexford

- 4 bedroom end-of-terrace home, with water views.
- Located in Mulgannon, within walking distance of all amenities of Wexford Town
- Extending to c. 126 sq.m. / 1,356 sq.m., with well laid-out spacious accommodation
- Acc. briefly comprises; entrance hallway, kitchen/dining area, large sitting room with feature open fireplace and sliding doors to rear garden, guest w.c. 3 generous sized bedrooms and bathroom on the first floor. Second floor, a large master-ensuite bedroom, dual aspect with Wexford Harbour water views.
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

38 Cromwells Fort Grove Mulgannon, Wexford

This 4 bedroom, 3 bathroom end of terrace property is situated in a mature private development on Mulgannon Road. A much sought-after area within walking distance of all amenities of Wexford Town including; shops, pubs, restaurants, primary & secondary schools, National Opera House, The Arts Centre and Wexford Quay Front. Adjacent to Tesco Supermarket and within easy walking distance of Wexford Golf Club.

The property is presented in good condition throughout and carefully maintained. There is communal parking to the front and a rear garden with a sunny aspect all afternoon. This property would make an ideal starter home for first time buyers or investors or those seeking to downsize.

A must view for anyone seeking a new turn-key ready property.

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ACCOMMODATION

Entrance Hallway	5.50m x 1.90m	Tiled flooring.
Open Plan Kitchen/ Dining Area	5.88m (max) x 3.47m	Tiled flooring, floor & eye level cabinets with counter space, stainless steel sink unit & drainer, tiled splashback. Whirlpool washing machine, dishwasher, free-standing fridge-freezer, electric oven with extractor fan overhead. Feature bay window overlooking common green area.
Guest W.C.	1.73m x 0.87m	Tiled flooring, w.h.b. with tiled splashback, w.c.
Large Sitting Room	5.49m x 4.82m (max)	Timber laminate flooring, open fireplace with timber surround. Sliding doors to rear garden.
Timber carpeted staircase leading to first floor		
Landing	3.28m x 1.66m (max)	
Bedroom 1	3.75m x 3.41m	Timber laminate flooring, dual aspect windows, large window overlooking water views, built-in double wardrobe, electrical points.
Bedroom 2	4.34m x 2.72m	Timber laminate flooring, built-in double wardrobe. Large window overlooking rear gardens.
Bedroom 3	3.24m x 2.66m	Timber laminate flooring, large window overlooking rear garden.
Hotpress		With dual immersion, open shelving.
Family Bathroom	1.95m x 1.54m	Tiled flooring, bath with showerhead accessories, part-tiled wall, w.h.b. with tiled splashback, shelf, mirror & lighting, w.c.
Timber carpeted staircase to second floor		
Landing	2.02m x 1.91m	
Bedroom 4	6.81m (max) x 4.47m (max)	Carpeted flooring, dual aspect windows, overlooking Wexford Bay water views. Storage to eaves. Free standing wardrobes.
En-suite	1.99m x 1.98m	Tiled flooring, enclosed corner pressure pump shower, w.h.b. with tiled splashback, w.c.

Total Floor Area: c. 126 sq.m. / 1,356 sq.ft.







Features

- 4 bedrooms, 3 bathrooms
- Extending to c. 126 sq.m.
- Communal parking
- Walking distance to all town amenities.

Outside

- Front garden in lawn
- Cobblelock paving to front door
- Enclosed rear garden with south-west facing aspect.
- Garage & further lean-to storage
- Cobblelock patio area and 3 steps rising to lawn and mixed planting.

Services

- Mains water
- Mains drainage
- OFCH
- Broadband

Management Fees: €370 per year it covers public liability of the common areas and street lighting.

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: Eircode: Y35 V3Y9

Walking Distance of Wexford Golf Club



Building Energy Rating (BER): D1 BER No. 115425431
Energy Performance Indicator: 249.89 kWh/m²/yr

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

Sales Agent

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