FOR SALE

AMV: €180,000 File No. d459.CWM



5 Cromwells Fort Grove Mulgannon, Wexford

- Newly refurbished 3 bedroom duplex apartment with own door access.
- Located in Mulgannon, within walking distance of all the amenities of Wexford Town.
- Superb rear garden and terrace to the front.
- Extending to c. 96 sq.m./1,033 sq.ft. with bright accommodation.
- Acc. briefly comprises, entrance hallway, sitting room, kitchen/ dining room, 3 bedrooms (master en-suite), family bathroom, guest w.c.
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.







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This newly refurbished 3 bed duplex apartment is situated in a mature private development on the Mulgannon Road. This is a sought-after area, within walking distance of all the amenities of Wexford town, including shops, pubs, restaurants, primary & secondary schools, National Opera House, Arts Centre & The Quay Front. Adjacent to Tesco Supermarket and within easy walking distance of Wexford Golf Club.

The property is presented with new flooring throughout, a new kitchen and new patio in the garden. It boasts a south-westerly facing rear garden. This property would make an ideal starter home for first-time buyers, investors or those seeking to trade down from a larger property.

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ACCOMMODATION		
Entrance Hallway	4.73m x 1.88m	Timber laminate flooring, boot-room space and coat hanging space, storage under staircase.
Guest W.C.	1.74m x 0.76m	Timber laminate flooring, w.h.b. with tiled splashback, w.c.
Large Sitting Area	4.85m x 3.87m	Timber laminate flooring, open fireplace with timber surround & tiled hearth. Coving, wall-mounted light and centre light. Large window overlooking common green area and town view, with both churches and Wexford Opera House. Double doors leading to:
Kitchen/Dining Room	5.85m x 3.42m	Timber laminate flooring, newly installed fully fitted kitchen, wall and floor eye level cabinets, ample worktop space, Belfast sink with double drainer. Plumbed for dishwasher, Hotpoint 4-ring hob with extractor fan overhead, microwave and electric oven. Pantry space. Please note the American fridge-freezer is excluded from
Separate Utility Space		the sale. Plumbed for washing machine & space for dryer. Stainless steel sink, counter space, wall-mounted units and under-counter storage. Door to rear garden with steps down to a large composite patio and lawn. South facing garden with pedestrian access to common areas and playground.
Carpeted timber stairs to first floor		
Landing	376m x 1.97m (max)	Carpeted flooring, dual fuel hotpress, with storage & shelves
Master Bedroom	3.99m (max) x 3.77m	Carpeted flooring, large window overlooking town & Wexford Harbour views. Built-in wardrobes.
En-suite	1.73m x 1.67m	Lino flooring, enclosed pressure pump shower with floor to ceiling tiles and glass doors, w.h.b. with wall-mounted cabinet overhead, w.c.
Bedroom 2	3.48m x 2.72m	Carpeted flooring, large window overlooking playground & common area. Slide robes with large mirrors to the front.
Bedroom 3	3.04m x 2.44m	Carpeted flooring, large window overlooking common green areas & rear garden.
Family Bathroom	1.97m x 1.71m	Timber laminate flooring, floor to ceiling vinyl surround, bath with wall-mounted shower overhead, w.h.b. with cabinet space underneath, wall-mounted mirror & cabinets, w.c.

Total Floor Area: c. 96 sq.m. / 1,033 sq.ft.











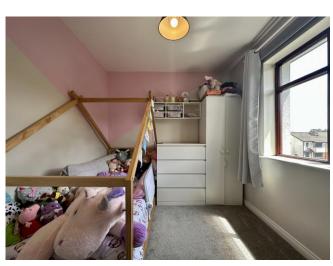
















Features

- 3 bed duplex apartment
- Extending to c. 96 sq.m. / 1,033 sq.ft.
- Walking distance to Town centre
- Newly refurbished
- New fitted kitchen

Outside

- New patio decking
- Communal parking to the front.
- Own door access.
- Large rear garden in grass.
- Storage unit under external staircase.

Services

- Mains water.
- Mains sewerage.
- Broadband
- OFCH

Please Note: All curtains & blinds are included in the sale. The fridge freezer and white goods are not included in the sale.

Management Fees: The Management Company fee in 2023 was €600

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 Y983



Building Energy Rating (BER): C3 BER No. 111866265

Energy Performance Indicator: 204.15 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