

# 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.



**Kehoe  
& ASSOC.**

## 5 Cromwells Fort Grove Mulgannon, Wexford

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 the sale. Plumbed for washing machine & space for dryer.
Separate Utility Space		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.
<b>Carpeted timber stairs to first floor</b>		
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/m<sup>2</sup>/yr**

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

**Sales Agent**  
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