

FOR SALE

AMV: €227,500

File No. d444.LM



30 Cromwellsfort Drive, Mulgannon, Co. Wexford

- **Stunning 3 bed property situated in this mature residential development within walking distance to Wexford Town.**
- **Presented in excellent condition with a large bright kitchen / diner with double doors to the living space and three good sized bedrooms.**
- **Large sunny rear corner garden.**
- **Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393**



**Kehoe
& ASSOC.**

30 Cromwellsfort Drive, Mulgannon, Co. Wexford

Kehoe and Assoc are pleased to offer this spacious 3 bedroomed semi – detached home nestled in this quiet cul – de sac in Cromwellsfort Drive to the market for sale.

The privacy of this cul de sac coupled with the very large sunny rear garden result in a first class home, the property itself is presented in super condition, with well laid out bright open-plan living space/dining space overlooking the Sunny rear garden. The first-floor accommodation comprises of: three bedrooms, main bathroom and ensuite. The front garden has cobblelock parking, the rear garden is the real selling point of this home with ample space to extend subject to planning permission and is enclosed rear South West facing garden with side access. The kitchen is extensively pressed and offers ample space for both cooking and entertaining.

Cromwellsfort Drive is a mature residential development within walking distance of Wexford Town. Conveniently located beside Tesco Supermarket, Wexford Garda station and with local amenities including primary and secondary schools, all within easy walking distance. This area in general has a lot to offer a growing family with a vast array of sporting clubs, athletics, scouts, drama/tops groups etc. to choose from. The fabulous sandy beach at Rosslare Strand is just a 15 minute drive away. For further details and appointment to view contact the sole selling agents Wexford Auctioneers, Kehoe & Assoc. 053 9144393.



ACCOMMODATION

Entrance Hallway		With w.c, w.h.b. and tiled floor.
Living Room	4.8 m x 3.6 m	With feature open fireplace, laminate floor and double doors to kitchen, bay window.
Kitchen/Diner	5.5 m x 3.7 m	With excellent range of built-in floor and eye-level units, integrated ceramic hob, single oven, extractor, fridge/freezer, Timber / tiled floor. Sliding patio door and single back door to sunny rear garden.
Hall	3.8 m x 1.77 m	With understairs storage
First Floor		
Hallway :	3.1m x 1.9m	
Bedroom 1	3.1 m x 3.4 m	With timber floor.
Ensuite :	2.8 m x .85 m	Tiled floor, electric shower
Bathroom:	2 m x 2 m	Bath, w.c, w.h.b, part-tiled walls, power shower and tiled floor. Hotpress with dual immersion.
Bedroom 2:	3.5 m x 3.3 m	With timber floor.
Bedroom 3:	2.8 m x 2 m	With timber floor

Total Floor Area: 90 sq.m / 968 sq.ft.



FEATURES

- Bright 3 bedroomed home
- Presented in excellent condition.
- Convenient town centre location
- Close to bus/rail services
- Mature private development
- Freshly painted throughout

OUTSIDE

- Cobble-lock drive
- Front garden
- Side access
- Enclosed rear garden
- Large South West backing
- Barna Shed

SERVICES

- Mains water
- Mains electricity
- Mains drainage
- OFCH

PLEASE NOTE: The sale is inclusive of all curtains, light fittings, electrical appliances.

DIRECTIONS: Proceed southwards along the Quays and turn right at the traffic lights just before the Talbot Hotel. Proceed up along King Street to the traffic lights at Tesco and turn left. Proceed up to the junction and keep right onto the Mulgannon road. Cromwells Fort Drive is the first development on the left hand side. Proceed into Cromwells Fort Drive take the 2nd right, No 30 is on the left hand side in the cul-de-sac ('for sale' sign board). Y35 H2D6



Building Energy Rating (BER): D2 BER No. 116521568
Energy Performance Indicator: 279.41 kWh/m²/yr

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

Selling Agent: Louise Morton

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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. PRA No. 002141