

FOR SALE

AMV: €195,000

File No. a601.BF



30 Cromwells Fort Court, Mulgannon, Wexford

- Charming 2 bedroomed semi-detached home, nicely positioned in this mature private development adjacent to Tesco and Wexford Garda Station.
- Only a short stroll from Wexford Town Centre with its wealth of amenities on offer, including shops, restaurants, pubs, hotels, National Opera House, Wexford Arts Centre and Fabulous Waterfront. Walking distance of primary schools, secondary schools and some excellent childcare facilities
- Offering light filled generously proportioned well laid out accommodation that is sure to satisfy the needs of any discerning purchaser. Ideal property for first time purchasers, investors or anyone wishing to downsize.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

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The property has been well maintained over the years and is presented to the market in good condition throughout. The accommodation briefly comprises, entrance porch sitting room with open fireplace and kitchen/dining room with patio doors to outside on the ground floor and 2 x double bedrooms and bathroom at first floor level.

Very private and enclosed westerly garden to the rear the perfect spot for outdoor dining and entertaining. To the front there is a brick drive providing off-street parking with ample visitor parking adjacent.

Conveniently located within walking of the town centre, Cromwellsfort has proven equally popular with first time purchasers, families and investors alike. Early viewing of this conveniently located family home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393



ACCOMMODATION

Ground Floor

Entrance Porch	1.68m x 1.25m	With laminate floor.
Sitting Room	5.86m x 4.12m (max)	With laminate floor, open fireplace and stairs to first floor.
Kitchen	5.87m x 3.63m (max)	With built-in floor and eye level units, electric hob, oven extractor, double bowl sink unit, plumbing for washing machine, understairs storage press, laminate floor and sliding patio doors to rear garden.

First Floor

Bedroom 1	4.10m x 3.23m	With built-in wardrobe.
Bedroom 2		
Bathroom	1.92m x 2.00m	Bath with electric shower over, w.c., w.h.b., part tiled walls and tiled floor.
Hotpress		With dual immersion.

Total Floor Area: c. 77 sq.m. (c. 828 sq.ft.)





Features

- Mature private development
- Quiet cul-de-sac location
- Presented in good condition
- Bright well laid out accommodation

Outside

- Private drive
- Westerly facing rear garden
- Paved patio area
- Side access

Services

- Mains electricity
- Mains drainage
- Mains water
- OFCH

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

DIRECTIONS: Proceed along quay and turn right at traffic lights just before the Talbot Hotel onto King Street. Proceed through the crossroads to the next traffic lights and turn left. Take next right to the rear of Tesco. Pass Wexford Garda Station and Cromwells Fort is the first development on the left. Keep right in front of Cromwells Fort House and right again into the cul-de-sac and No. 30 is on the left-hand side. For Sale Sign. **Y35Y6F3**



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): D1 BER No. 101038149
Energy Performance Indicator: 257.66 kWh/m²/yr

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These particulars are issued for guidance purposes only and do not form part of any contract and are that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

