

# FOR SALE

AMV: €145,000

File No. d593.CWM



## 34 Cromwells Fort Grove, Mulgannon, Wexford

- Exceptional ready to occupy 2 bed ground floor apartment with own door access.
- Located in Mulgannon, within walking distance of all amenities of Wexford Town
- 2 bed, 1 bathroom, spacious and bright, extending to c. 64 sq.m.
- Acc. briefly comprises; entrance hallway, living/dining/kitchenette, 2 bedrooms, shower room and hotpress.
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



**Kehoe  
& ASSOC.**



## 34 Cromwells Fort Grove Mulgannon, Wexford

Kehoe & Assoc. is proud to present this superb 2 bedroom, 1 bathroom ground-floor apartment. No. 34 Cromwells Fort Grove 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 excellent condition throughout and carefully maintained. There is communal parking to the front and a rear patio garden with a sunny aspect all afternoon and evening. This property would make an ideal starter home for first time buyers, investors or those seeking to downsize.

A must view for anyone seeking a property ready to occupy on the market today.

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## ACCOMMODATION

Entrance Hallway	1.27m x 1.09m	Timber laminate flooring, plug points, coat hanging space.
Open Plan Living/ Kitchen/ Dining Area	5.92m x 5.81m	Timber laminate flooring, large window overlooking front garden, common areas and parking spaces. Open fire with timber surround, plug points & telephone points to the right and left of the fireplace, coving throughout. Alcove pocket to fully fitted kitchen, floor & eye level cabinets, Indesit combi washing machine & dryer, Whirlpool electric oven, Whirlpool 4-ring electric hob, extractor fan overhead, ample countertop space, tiled splashback, stainless steel sink and drainer, plug points.
Inner Hallway	2.17m x 1.86m	Timber laminate flooring. Door to:
Hotpress	1.48m x 1.08m	Timber laminate flooring, open shelving with ample storage space, water tank. Electric timer functions for pressure pump shower system & heating.
Master Bedroom	3.76m x 3.27m	Timber laminate flooring, built-in wardrobes, window. Sliding patio doors leading to south-westerly facing patio.
Bedroom 2	3.76m x 2.55m	Timber laminate flooring, large window overlooking south-westerly facing patio, double built-in wardrobes.
Family Bathroom	2.08m x 1.58m	Lino flooring, enclosed corner shower stall with glass doors, pressure pump shower, tiled walls. Wash hand basin with mirror & lighting overhead, w.c.

**Total Floor Area: c. 64 sq.m. / 689 sq.ft.**









## Features

- Exceptionally presented
- Ready to occupy
- 2 bedrooms 1 bath
- Extending to c. 64 sq.m.
- Walking distance to all amenities in Wexford Town

## Outside

- Front garden area in easily maintained cobblelock & stone.
- Enclosed rear garden with south facing aspect.
- Patio area of c. 6.02m x 2.60m / 15 sq.m.
- Part-cobblelock / part-concrete paving to front door

## Services

- Mains water
- Mains drainage
- OFCH
- Broadband

**Management Fees:** €415.74 per year it covers public liability of the common areas and street lighting.

**Rental Potential:** €1,000 per month

**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 W5KK





## Near-by Wexford Golf Club



**Building Energy Rating (BER): D2      BER No. 100208784**  
**Energy Performance Indicator: 291.14 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

**CATRIONA MURPHY**

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