

# FOR SALE

AMV: €275,000

File No. D736.CWM



## 18 Cromwellsfort Drive, Mulgannon, Wexford

- Spacious 4-bedroom semi-detached family home, nicely positioned in a quiet cul-de-sac, in this mature private development.
- Only a short stroll from Wexford Town Centre, with its wealth of amenities on offer including; shops, restaurants, pubs, hotels, National Opera House, Arts Centre and fabulous Quay Front
- The property offers generously proportioned accommodation, extending to c. 110 sq.m.
- Acc. briefly comprises of an entrance hall, sitting room, kitchen, dining room, guest wc, four bedrooms and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## 18 Cromwellsfort Drive, Mulgannon, Wexford

Spacious 4-bedroom semi-detached family home, nicely positioned in a quiet cul-de-sac in this mature development adjacent to Tesco and Wexford Garda Station. Only a short walk to Wexford Town Centre with its wealth of amenities on offer including, shops, restaurants, pubs, National Opera House, The Arts Centre and fabulous Quay Front. Walking distance to primary & secondary schools and some excellent childcare facilities. The property has been well maintained and refurbished in 2020 to include new family bathroom, double glaze windows were installed in 2019 with the benefit now of a higher building energy rating than what's recorded today.

Tastefully decorated and presented to the market in excellent condition throughout. Offering generously proportioned well laid-out accommodation, that is sure to satisfy a growing family. To the front there is a cobble-lock driveway and gardens in lawn for easy low maintenance. To the rear the garden offers ample storage with a garden shed, gardens in lawn and south facing patio, ideal for outdoor dining and evening barbeques. Due to its proximity to Wexford Town Centre, Cromwellsfort has proven equally popular with families and investors alike.

Early viewing of this conveniently located detached family homes comes highly recommended. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. on 053 9144393





### ACCOMMODATION

Entrance Hallway 3.94m x 1.28m Tiled flooring throughout. Radiator with radiator cover.

Sitting Room 5.54m x 3.51m Timber laminate flooring. Large windows overlooking front driveway, tv points, electric points, coving, fireplace with timber mantelpiece.

*Double doors leading to:*

Dining Room/Play Room/Home Office. 4.02m x 2.73m Timber laminate flooring. Sliding patio door leading to south facing patio area in rear garden.

*Door leading to:*

Kitchen/Dining Room 6.16m x 3.06m Tiled floor throughout, fully fitted kitchen with floor and eye level cabinets, ample worktop space with tiled splash back, stainless steel sink and drainer and large windows overlooking rear garden. Bosch electric oven with four ring Zanussi hob with extractor fan overhead. Washing machine, plumbed for dishwasher. Breakfast bar raised kitchen table and four high stools. Door leading to side access to rear garden.

Guest w.c. 2.21m x 0.88m Tiled flooring, w.h.b with tiled splashback and mirror and w.c.

*Timber carpeted staircase leading to:*

Spacious Landing Area 2.44m x 2.23m Carpeted flooring. Hatch to attic, hotpress with ample storage space.

Master Bedroom 3.91m x 3.40m Carpeted flooring throughout. Large windows overlooking front driveway.

En Suite Bathroom 1.65m x 1.46m Tiled flooring, enclosed corner shower with pressure pump shower, w.h.b. with mirror and lighting overhead, w.c and wall mounted mirror with storage.



Bedroom 2	3.35m x 2.92m	Carpeted flooring, built in wardrobes, large windows overlooking rear garden.
Bedroom 3	3.35m (max) x 2.47m (max)	Carpeted flooring, built-in wardrobes, large windows overlooking rear garden.
Bedroom 4	2.98m x 2.41m	Carpeted flooring, built-in wardrobes over staircase bulk head, windows overlooking front driveway.
Family Bathroom	2.30m x 1.64m	Tiled flooring, floor to ceiling tiled surround, bath with a Triton T90 z electric shower overhead, velux window overhead, w.h.b with mirror and lighting overhead. Chrome towel rail and w.c.

**Total Floor Area: c. 110 sq.m. (c.1,184 sq.ft.)**



## Outside

- Cobble-lock driveway.
- South facing rear garden.
- Enclosed side access.
- Patio areas.
- Garden shed.

## Features

- Walking distance to Town.
- Semi-Detached.
- 4 bedrooms, 3 bathrooms.
- Extending to c. 110 sq.m.
- Cul-de-sac location.

## Services

- Mains water.
- Mains drainage.
- Mains electricity.
- OFCH
- Broadband.

**Building Energy Rating (BER):  
D2**

**BER No.: 110028289**

**Energy Performance Indicator:  
270.73 kWh/m<sup>2</sup>/yr**

**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 Y35R3K4

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**Sales Agent**

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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

