

# FOR SALE

AMV: €259,000

File No.d764. BK



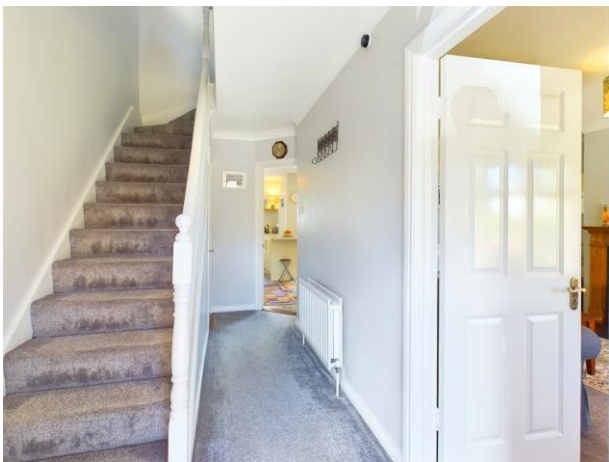
## 89 Cromwellsfort Drive, Mulgannon, Wexford

- Tastefully decorated 3-bed / 3-bath semi-detached property extending to c. 100 sq.m. / 1,076 sq.ft.
- Conveniently located within walking distance to all town amenities, including primary and secondary schools, supermarkets, Wexford Golf Club and high street shopping.
- Property upgrades since Q4 2023 include cavity wall insulation, attic insulation and new sanitary ware in each bathroom.
- Low maintenance rear garden benefitting from a sunny westerly aspect.
- Presented in turnkey condition.
- Accommodation briefly comprises: entrance hallway, sitting room, kitchen / dining room, 3 bedrooms (master en-suite), guest w.c., family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

# 89 Cromwellsfort Drive, Mulgannon, Wexford

89 Cromwellsfort Drive is perfectly located within easy reach of all town amenities. Mulgannon offers convenience in abundance with Tesco Supermarket, Wexford Golf Club, Sinnott's Bar and 'The Shack' at Sinnott's right on your doorstep. Within walking distance are a selection of primary and secondary schools including The Faythe National School just 1km away. There are also some excellent childcare facilities and sports clubs in the area. Bride Street Church, The Rocks Walking Trail and Wexford Town's main thoroughfare are all only a short stroll away from this location.

This spacious 3-bedroom semi-detached home is presented to market in turnkey condition. Since late 2023, No.89 has undergone significant upgrades including cavity wall insulation, attic reinsulated, new sanitary ware in each bathroom and the boiler has been fitted with a new pump and motor. Inside the property the accommodation is warm and welcoming. The property features an open fireplace in the sitting room and French doors from the dining room leading to a well-kept, low maintenance back garden with a sunny westerly aspect. Viewing of this property comes highly recommended.





## ACCOMMODATION

### ***Ground Floor***

Entrance Hallway	4.82m x 1.88m	Carpet floor and staircase to first floor.
Sitting Room	4.78m x 3.80m (max)	Carpet floor, open fireplace and feature bay window overlooking front garden. Double doors into:
Kitchen / Dining Room	5.07m x 3.51m (max)	Lino flooring, floor and eye level units, stainless steel sink, plumbed for washing machine, breakfast counter with storage underneath, side access door and French door to rear patio area.
Guest W.C.	1.66m x 0.77m	Tiled floor, w.c., w.h.b. with vanity unit and tiled splashback.

### ***First Floor***

Landing	2.66m x 2.43m	Carpet floor and attic access.
Hotpress		With dual immersion.
Bedroom 3	3.17m x 2.37m	Timber floor and built-in wardrobe units.
Bedroom 2	3.34m x 3.17m	Timber floor.
Family Bathroom	2.03m x 2.04m	Timber floor, w.c., w.h.b. with vanity unit & tiled splashback, bath with pump shower and tiled surround.
Master Bedroom	3.68m x 3.24m	Timber floor, built-in wardrobe units, large bay window and ensuite.
Ensuite	1.68m x 1.68m	Timber floor, w.c., w.h.b. with vanity unit and tiled splashback, shower stall with pump shower and tiled surround.

**Total Floor Area: c. 98 sq.m. / c. 1,055 sq.ft.**





## Features

- Acc. extending to c. 100 sq.m. / 1,076 sq.ft.
- Turnkey condition throughout
- Close to a host of amenities
- Suitable for a wide range of purchasers
- Bright & spacious accommodation

## Outside

- Low maintenance rear garden
- Off-street Parking
- Side-access
- Garden Shed
- Westerly facing rear aspect

## Services

- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- High speed broadband available

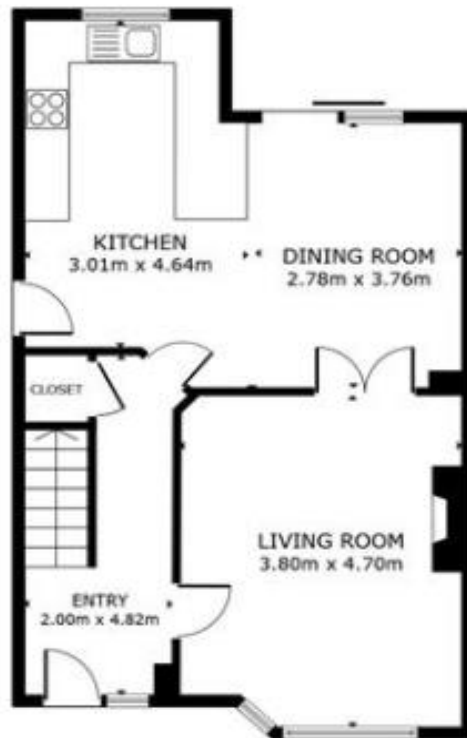
## Works completed since Q4 2023

- Attic reinsulated
- Cavity wall insulated
- New boiler pump
- New boiler motor
- New sanitary ware in each bathroom

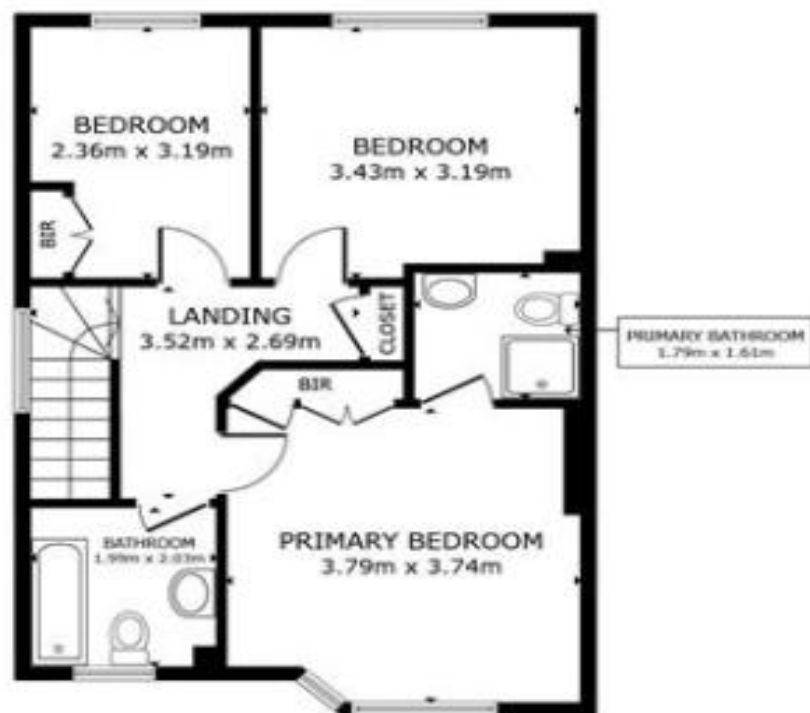
**NOTE:** All blinds and curtain poles are included in the sale. Kitchen appliances are expressly excluded.

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

**DIRECTIONS:** Eircode: Y35 X0X8. 'For Sale' board.



FLOOR 1



FLOOR 2

**Building Energy Rating (BER): C3 BER No. 116649807**

**Energy Performance Indicator: 201.84 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

**Email: [bobby@kehoeproperty.com](mailto:bobby@kehoeproperty.com)**



**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com)



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

