

FOR SALE

AMV: €265,000 (Furnished)

File No. d883.BF



75 Cromwells Fort Avenue, Mulgannon, Wexford

- Spacious 3 bedroomed semi-detached family home located in a quiet cul-de-sac in this mature development adjacent to Tesco and Wexford Garda Station. Only a short stroll from Wexford Town Centre with its wealth of amenities on offer.
- The property has been well maintained, presented to the market in good condition throughout and is offered for sale including furniture. The accommodation briefly comprises, entrance hallway, sitting room, kitchen/dining room, guest toilet, 3 generously proportioned bedrooms (one ensuite) and family bathroom.
- Front garden brick drive offering off-street parking, enclosed rear garden with paved patio area, side access and barna shed.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

75 Cromwells Fort Avenue, Mulgannon, Wexford

Description: Spacious 3 bedroomed semi-detached family home located in a quiet cul-de-sac in this mature 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, National Opera House, Arts Centre and Fabulous Waterfront Promenade. Walking distance of primary schools, secondary schools and some excellent childcare facilities.

The property has been well maintained, presented to the market in good condition throughout and is offered for sale including furniture. The accommodation briefly comprises, entrance hallway, sitting room with open fireplace and double doors to kitchen/dining room and guest toilet on the ground floor, 3 generously proportioned bedrooms (one ensuite) and family bathroom on the first floor. Garden to the front with brick drive offering off-street parking, enclosed rear garden with paved patio area, side access and barna shed. Lovely mature development with landscaped green areas and on-site play area.

Conveniently located within walking distance of the town centre, Cromwells Fort 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

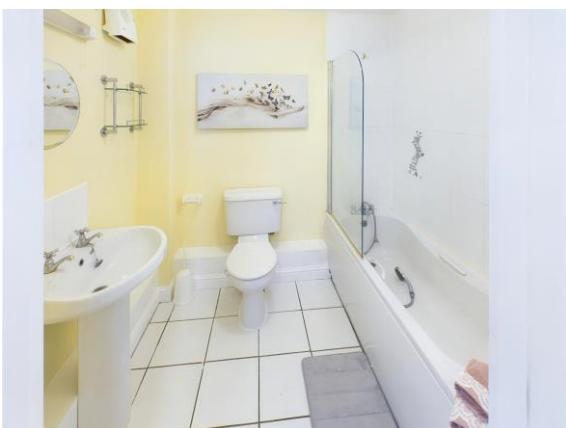
Ground Floor

Entrance Hallway	4.89m x 1.87m	With laminate floor.
Sitting Room	4.64m x 3.81m	With open fireplace, laminate floor and double doors to:
Kitchen / Dining Area	5.82m x 4.39m	With built-in floor and eye level units, electric cooker, extractor, plumbed for washing machine, fridge freezer, part laminate floor part vinyl floor and sliding patio doors to rear garden.
Toilet	1.68m x 0.77m	With w.c. and w.h.b.

First Floor

Bathroom	2.00m x 2.00m	Bath with shower over, w.c., w.h.b. and part tiled walls.
Bedroom 1	3.71m x 3.66m	With built-in wardrobes and laminate floor.
Ensuite	1.68m x 1.68m	Tiled shower stall with electric shower, w.c. and w.h.b.
Hotpress		With dual immersion.
Bedroom 2	3.34m x 2.88m	With built -in wardrobe and laminate floor.
Bedroom 3	2.95m x 2.38m	With laminate floor.

Total Floor Area: c. 99.56 sq.m. (c. 1,071 sq.ft.)





Features

- Mature private development
- Spacious accommodation
- Ideal family home
- Furniture included

Outside

- Front garden with brick drive
- Enclosed rear garden with side access
- Paved patio area
- Barna shed

Services

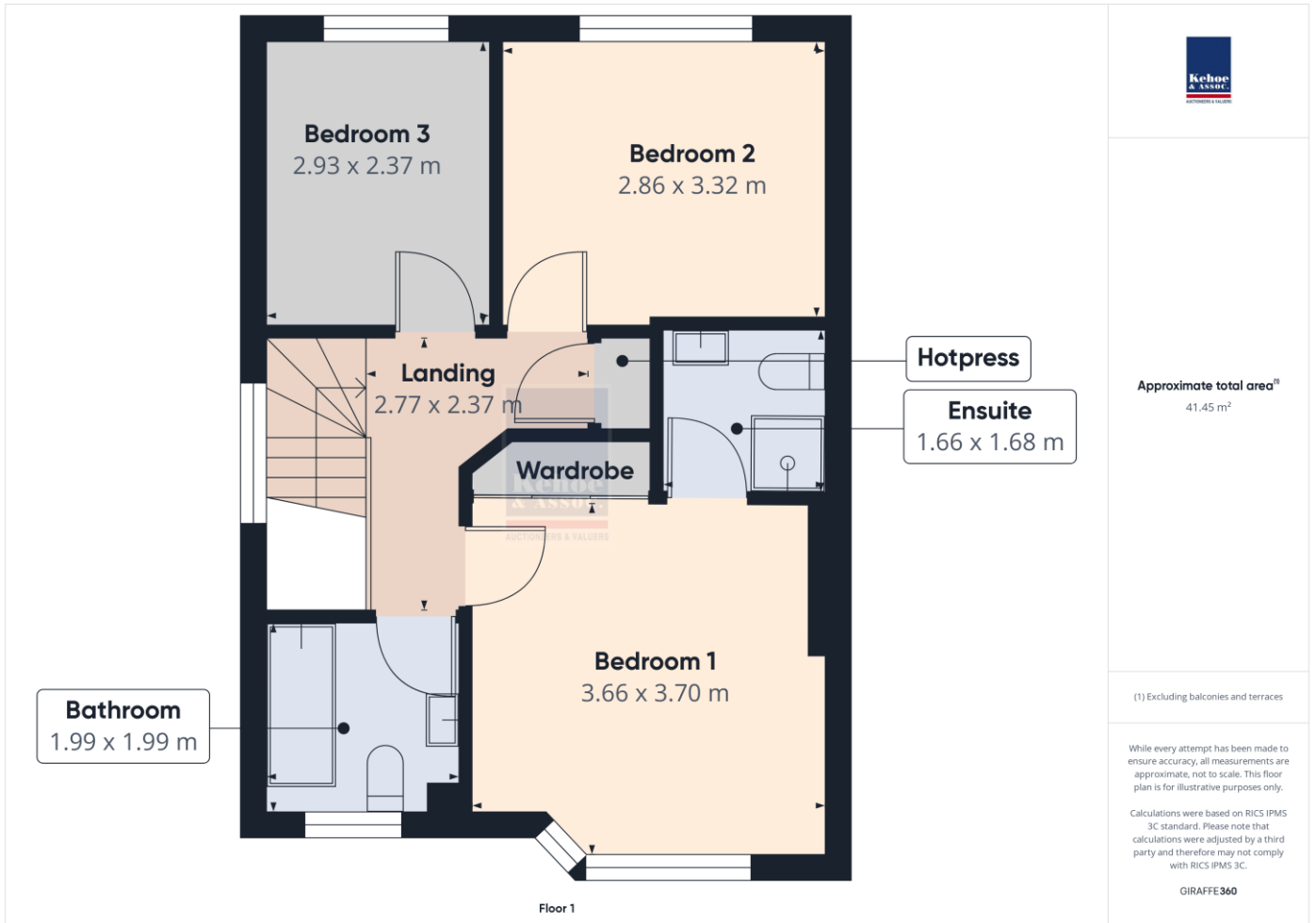
- Mains electricity
- Mains drainage
- Mains water
- OFCH

NOTE: All carpets, curtains, blinds, light fittings, hob, extractor, oven, fridge freezer, and furniture are included in the sale.

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

DIRECTIONS: Eircode Y35T6W4





Building Energy Rating (BER): D1 BER No. 115484602
Energy Performance Indicator: 254.01 kWh/m²/yr

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

Selling Agent: Bernie Farrell

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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