

# FOR SALE

AMV: €155,000

File No. d884.BF



## 32 Cromwells Fort Grove, Mulgannon, Wexford

- Spacious ground floor apartment, 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
- This 2 bedroom ground floor apartment is all on the level with gentle ramp to the front door (no steps) and an enclosed patio area with lovely sunny aspect to the rear. 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.**

## 32 Cromwells Fort Grove, Mulagannon, Wexford

**Description:** Spacious 2 bedroomed ground floor apartment nicely positioned in a quiet 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, National Opera House, Arts Centre and Fabulous Waterfront. Walking distance of primary schools, secondary schools and some excellent childcare facilities.

This ground floor apartment is all on the level with gentle ramp to the front door and an enclosed patio area with lovely sunny aspect to the rear. The accommodation briefly comprises, entrance porch, spacious living/dining room with open fireplace and arch to kitchen, shower room, 2 x double bedrooms one with sliding doors to the patio area. Nicely positioned overlooking the parking area with ample communal parking. 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 ground floor apartment comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393





### ACCOMMODATION

Entrance Porch	1.27m x 1.08m	
Open Plan Living / Dining Room	5.75m x 5.24m (Average)	Open fireplace and arch to:
Kitchen	2.70m x 2.09m	With built-in floor and eye level units, electric cooker, extractor, washing machine, fridge and part tiled walls.
Inner Hallway	1.88m x 2.13m	
Shower Room	2.09m x 1.57m	Tiled shower stall, w.c. and w.h.b.
Bedroom 1	3.87m x 3.28m	With built-in wardrobes and sliding patio doors to outside.
Bedroom 2	3.78m x 2.52m	With built in wardrobes.
Walk-in Hotpress		With dual immersion.

**Total Floor Area: c. 62 sq.m. ( c. 667 sq.ft.)**

### Features

- Mature private development
- Spacious accommodation
- Low maintenance
- Easy access, all on the level, no steps

### Outside

- Enclosed paved patio area
- Ample communal parking
- Landscaped green spaces

### Services

- Mains electricity
- Mains drainage
- Mains water
- OFCH

**NOTE:** Service Charge €450 per annum.

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

**DIRECTIONS:** Eircode: Y35K76N





**Building Energy Rating (BER): C3 BER No. 105303754**  
**Energy Performance Indicator: 211.36 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**  
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