

# FOR SALE

AMV: €165,000

File No. D973.CWM



## 6 Cromwellsfort Grove, Mulgannon, Wexford Y35 F6W8

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



**Kehoe  
& ASSOC.**



## 6 Cromwellsfort Grove, Mulgannon, Wexford

Kehoe & Assoc. is proud to present this superb 2 bedrooms, 1 bathroom ground-floor apartment. No. 6 Cromwellsfort 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 school & 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 a communal parking to the front and a rear patio garden availing of 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 is vacant and 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 overheat, ample countertop space, tiled splashback, stainless steel sink and drainer, plug points.
Inner Hallway	2.17m x 1.86m	Timber laminate flooring. Door to:
Hot-press	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

- Vacant and ready to occupy
- 2 double bedrooms, one bathroom
- Extending to c. 64 sq. m.
- Built in 2001
- Walking distance to all amenities

### Outside

- Front garden area in easily maintained cobblelock.
- Enclosed rear garden with south facing aspect.
- Patio area of c. 6.04m x 2.56m / 15 sq.m.
- Part cobblelock / part-concrete paving in rear garden

### Services

- Mains water
- Mains drainage
- OFCH
- Broadband

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

**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 F6W8



## Near-by Wexford Golf Club



**Building Energy Rating (BER): C3      BER No. 118337369**  
**Energy Performance Indicator: 215.36 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

**CATRIONA MURPHY**

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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