

# FOR SALE

AMV: €250,000 (Fully Furnished)

File No.E213.CWM



## 24 Cromwellsfort Grove, Wexford Y35 Y2H2

- Exceptionally well-presented mid-terrace residence, fully furnished and ready to occupy.
- Located in Mulgannon, within walking distance of all amenities of Wexford Town
- Three-bedrooms and three bathrooms, spacious and bright, extending to c. 98 sq.m.
- Acc. briefly comprises; entrance hallway, sitting room with bay window and solid fuel stove, double door leading to living/dining/kitchen, guest w.c. Upstairs a master ensuite with expansive built in wardrobes and ensuite, two further bedrooms and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## 24 Cromwellsfort Grove, Wexford Y35 Y2H2

'24 Cromwellsfort Grove' is an exceptionally well-presented residence featuring three bedrooms and three bathrooms. It is located in the mid-terrace of an established private development on Mulgannon Road, a highly desirable area within walking distance of all amenities in Wexford Town, including shops, pubs, restaurants, primary and secondary schools, the National Opera House, The Arts Centre, and Wexford Quay Front. The property is conveniently situated adjacent to Tesco Supermarket and is within an easy walking distance of Wexford Golf Club.

The residence is in turn-key condition throughout and is fully furnished. It offers communal parking at the front and a rear garden that benefits from sunlight throughout the afternoon. This property represents an ideal starter home for first-time buyers, investors, or those looking to downsize.

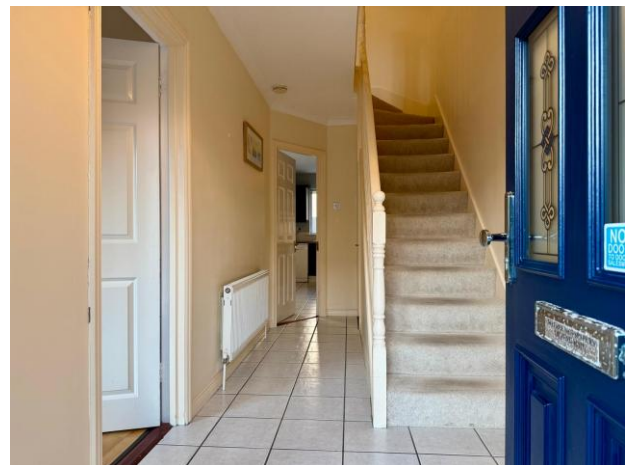
It is highly recommended for anyone in search of a turn-key ready property. To arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.





## ACCOMMODATION

Entrance Hall	4.85m x 1.87m	Tiled flooring throughout, Siro broadband connections, coving.
<i>Door leading through to</i> Living Room	4.78m x 3.68m	Timber laminate flooring throughout, feature bay window overlooking front garden and common green areas, solid fuel stove inserted in fireplace with timber mantelpiece surround, coving throughout.
<i>Double doors leading to:</i> Kitchen/Dining Room	5.63m x 5.15m	Tiled flooring throughout, ample space for dining and further sitting area, sliding doors leading through to rear garden, floor and eye level cabinets throughout the kitchen including large worktop area space, partially tiled splashback, stainless steel sink and drainer under large window overlooking rear garden. Appliances include Bosch dishwasher, Electrolux electric double oven with four ring hob and extractor fan overhead, Whirlpool washing machine and Hotpoint fridge freezer.
Guest Bathroom	1.72m x 0.77m	Under staircase off front hallway. Tiled flooring, w.h.b with tiled splashback and w.c.
<i>Timber carpeted staircase leading to:</i>		









## **ACCOMMODATION**

### ***First Floor***

Landing Area	2.78m (max) x 2.45m	Carpeted flooring throughout, hatch to attic.
Hot-press		Open shelf storage.
Master Bedroom	3.78m x 3.55m	Tongued and grooved flooring throughout, feature bay window overlooking common green areas, built in treble bay wardrobe, open shelves and chest of drawer cabinetry with dressing room space.
En suite	1.68m x 1.50m	Tiled flooring, enclosed shower with Triton AS2000xt, w.h.b with tiled splashback with mirror and lighting overhead and w.c.
Bedroom 2	3.18m x 3.01m	Tongued and grooved flooring, large window overlooking rear garden and town views.
Bedroom 3	3.01m x 2.35m	Tongued and grooved flooring, large window overlooking rear gardens.
Family Bathroom	1.98m x 1.95m	Tiled flooring, bath with tiled surround, wall mounted Triton T90 sr electric shower, w.h.b with cabinetry slot underneath, tiled splashback and w.c.

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







### Features

- Built in 2004
- Extending to c. 98 sq. m
- 3 Bedroom, 3 Bathroom
- Fully furnished

### Outside

- Front elevated astro-turf patio area
- Easy to maintain gardens
- Concrete patio area outside sliding doors
- Private enclosed rear garden
- Communal parking.
- Playground within the estate

### Services

- Mains water
- Mains drainage
- OFCH
- 2025 Management fee €315.98 for common area maintenance and greens

**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 Y2H2







**Building Energy Rating (BER): C1    BER No. 105273130**  
**Energy Performance Indicator: 165.23    kWh/m<sup>2</sup>/yr**

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

**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