

FOR SALE

AMV: €245,000

File No. C861.LM



No. 88 Cromwells Fort Drive, Mulgannon, Wexford

- Large 3 bed property situated in this mature residential development within walking distance to Wexford Town.
- Presented in excellent condition with a large bright kitchen / diner with double doors to the living space and three double bedrooms.
- Acc. Briefly comprises of: Entrance hallway, toilet, integral garage, living room, kitchen/diner, utility room and 3 bedrooms, master ensuite and main bathroom.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

88 Cromwells Fort Drive, Mulgannon, Wexford

We are delighted to offer this spacious 3 bedroomed semi-detached home with garage in Cromwellsfort Drive to the market.

This home is a rare find, the location of this home is first class, the property itself is presented in super condition, freshly painted with well bright open-plan living space overlooking the Sunny rear garden and three double bedrooms on the first floor. The garage could be converted to living accommodation subject to planning permission. Garden to the front with brick drive, enclosed rear south-west facing garden with side access. The kitchen is extensively pressed and offers ample space for both cooking and entertaining.

Cromwellsfort Drive is a mature residential development within walking distance of Wexford Town. Conveniently located beside Tesco Supermarket, Wexford Garda station and with local amenities including primary and secondary schools, all within easy walking distance. This area in general has a lot to offer a growing family with a vast array of sporting clubs, athletics, scouts, drama/tops groups etc. to choose from. The fabulous sandy beach at Rosslare Strand is just a 15 minute drive away.

For further details and appointment to view contact the sole selling agents Wexford Auctioneers, Kehoe & Assoc. 053 9144393.



ACCOMMODATION

Entrance Hallway	4.97m x 1.915m	With laminate floor
Integral Garage	4.67m x 2.55m	
Guest Toilet	1.67m x .78m	With w.c, w.h.b and tiled floor.
Living	4.781m x 3.77m	With feature open fireplace, laminate floor and double doors to kitchen, bay window.
Kitchen/Diner	5.814m x 5.089m	With excellent range of built-in floor and eye-level units, integrated gas hob, double oven, extractor, fridge/freezer, Timber / tiled floor. Sliding patio door to sunny rear garden.
Utility Room	2.64m x 1.68m	With door to rear garden.
First Floor		
Bedroom 1	3.701m x 3.687	With bay window, timber floor and built-in wardrobes.
En-suite	1.66m x 1.65m	Tiled floor and walls.
Bathroom	2.07m x 2.03m	Bath, w.c, w.h.b, part-tiled walls and tiled floor.
Hotpress		With dual immersion
Bedroom 2	3.37m x 2.98m	With timber floor.
Bedroom 3	3.19m x 2.37m	With laminate floor.
Landing	3.68m x 3.40m	

Total Floor Area: c. 114 sq.m. (c. 1,226 sq.ft.) (including garage)





FEATURES

- Spacious 3 bedroomed home
- Presented in excellent condition
- Freshly painted
- Convenient town centre location
- Close to bus/rail services
- Mature private development

OUTSIDE

- Cobble-lock drive
- Front garden
- Side access
- Enclosed rear garden
- South-west backing

SERVICES

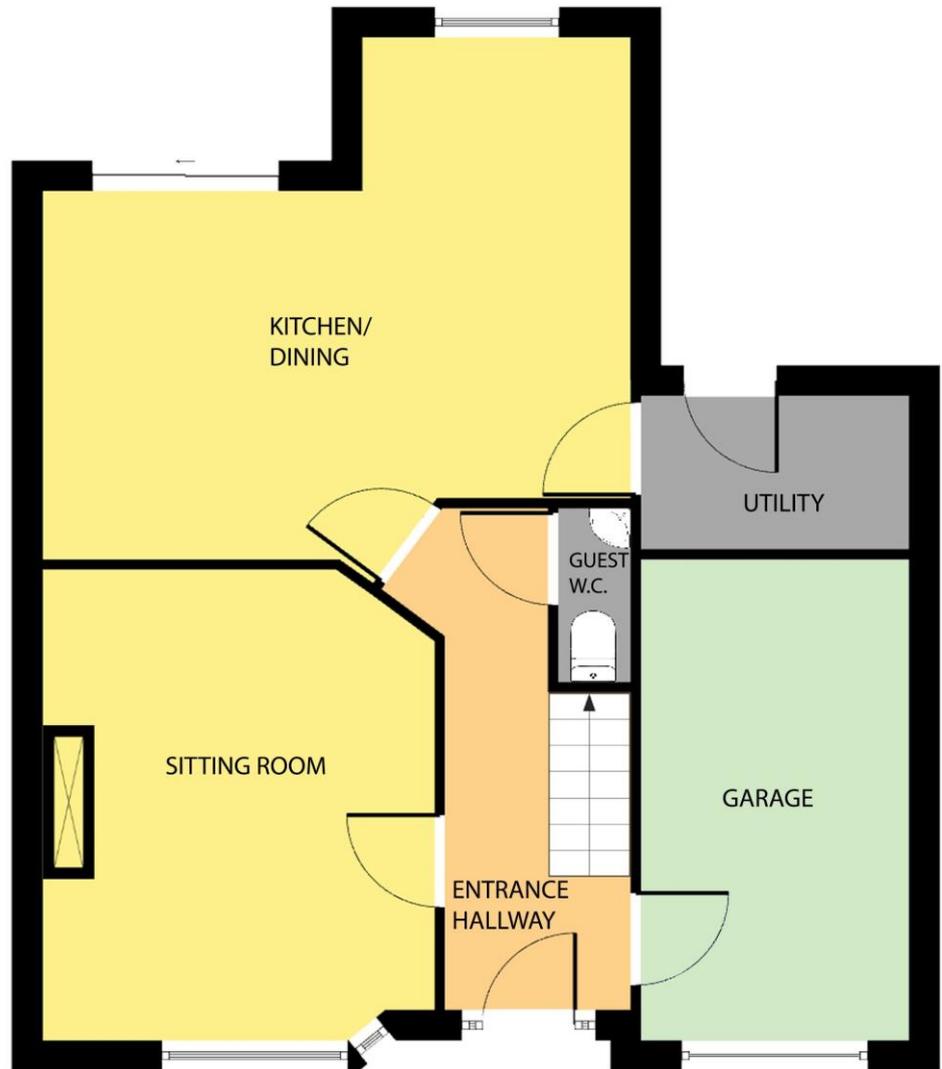
- Mains water
- Mains electricity
- Mains drainage
- OFCH

PLEASE NOTE: The sale is inclusive of all carpets, curtains, blinds, light fittings, electrical appliances.

DIRECTIONS: Proceed southwards along the Quays and turn right at the traffic lights just before the Talbot Hotel. Proceed up along King Street to the traffic lights at Tesco and turn left. Proceed up to the junction and keep right onto the Mulgannon Road. Cromwells Fort Drive is the first development on the left-hand side. Proceed into Cromwells Fort Drive take the 3rd right, No. 88 is on the right-hand side in the cul-de-sac ('for sale' sign board). Eircode: Y35 A3WN



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): C3 BER No. 104829148
Energy Performance Indicator: 224.44 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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