

# FOR SALE

AMV: €155,000

File No. E198.BF



## 1 Ivy Mews, Cromwells Fort Grove, Mulgannon, Wexford

- Superbly located in a quiet, mature development adjacent to Tesco and Wexford Garda Station. Just a short stroll from Wexford town centre, residents can enjoy the wealth of amenities offer there.
- Accommodation is thoughtfully laid out on one level, with own door access and a gentle ramp leading to the front entrance. Inside, the property comprises an entrance porch, living/dining room, kitchen, shower room, and two double bedrooms.
- The property is attractively positioned overlooking the communal parking area, with ample spaces available. The development itself is beautifully maintained with landscaped green areas and an on-site playground, making it a highly sought-after address.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

# 1 Ivy Mews, Cromwells Fort Grove, Mulgannon, Wexford

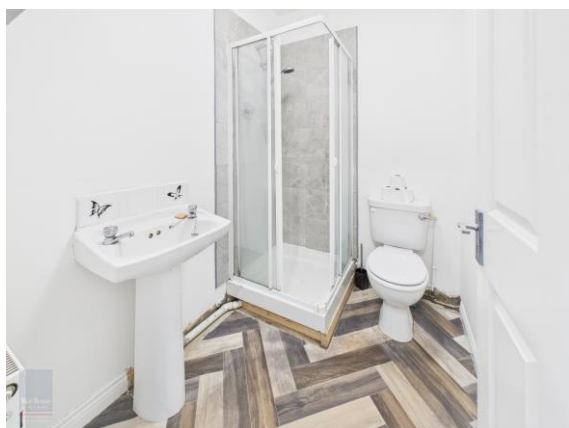
**Description:** Superbly located in a quiet, mature development adjacent to Tesco and Wexford Garda Station, this spacious two-bedroom ground-floor apartment offers a wonderful blend of convenience and comfort. Just a short stroll from Wexford town centre, residents can enjoy a wealth of amenities including shops, cafés, restaurants, pubs, the National Opera House, Arts Centre, and the scenic waterfront promenade. Primary and secondary schools, along with excellent childcare facilities, are all within easy walking distance.

Accommodation is thoughtfully laid out on one level, with a gentle ramp leading to the front entrance. Inside, the property comprises an entrance porch, a bright and generous living/dining room with open fireplace and archway to the kitchen, shower room, and two double bedrooms—one of which enjoys direct access to a private enclosed patio with a sunny aspect.

The property is attractively positioned overlooking the communal parking area, with ample spaces available. The development itself is beautifully maintained with landscaped green areas and an on-site playground, making it a highly sought-after address.







## **ACCOMMODATION**

Entrance Porch 1.34m x 1.31m

Open Plan Living / Dining Room 5.47m x 5.66m (max)

Kitchen 2.51m x 2.02m

Inner Lobby 2.20m x 1.08m

Walk-in Hotpress

Bedroom 1 3.27m x 3.87m

Bedroom 2 3.79m x 2.49m

Shower Room 2.09m x 1.57m

With open fireplace, laminate floor and open arch to:

With fitted units, electric cooker, fridge , part tiled walls and laminate floor.

With laminate floor.

With dual immersion.

With built-in wardrobes, laminate floor and sliding patio doors to outside.

With built-in wardrobe and laminate floor.

**Total Floor Area: c. 59.33 sq. m. ( c. 638 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

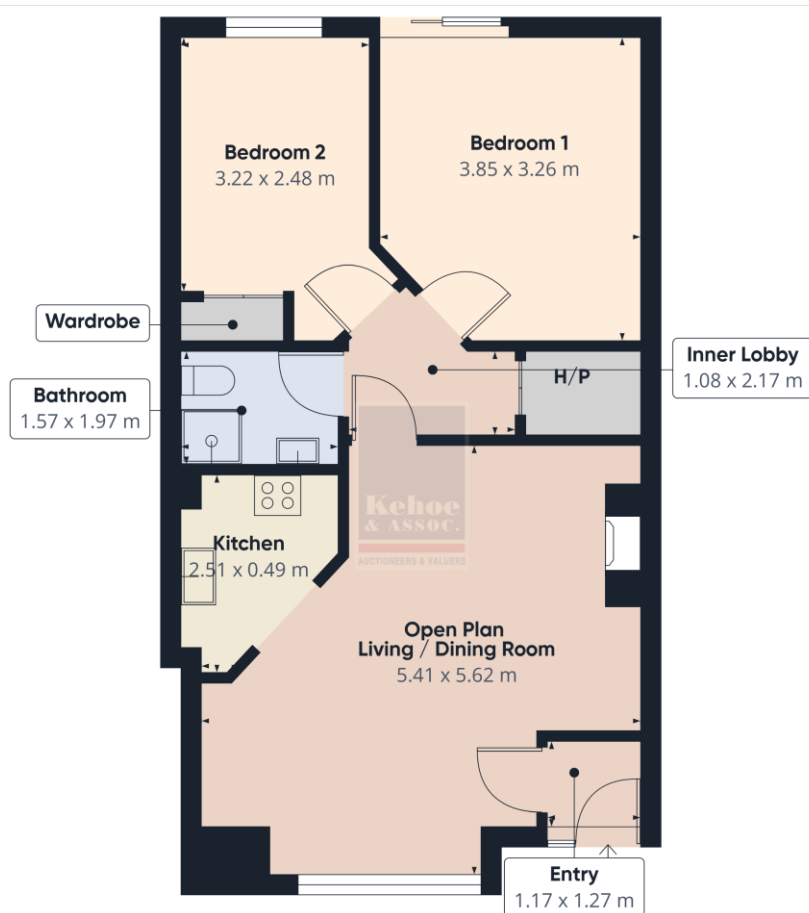
## Services

- Mains electricity
- Mains drainage
- Mains water
- OFCH

**NOTE:** Service Charge €480 per annum.

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

**DIRECTIONS:** Eircode Y35 YD81



Approximate total area<sup>®</sup>  
56.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

**Building Energy Rating (BER): D1   BER No. 107999443**  
**Energy Performance Indicator: 255.81 kWh/m<sup>2</sup>/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