

# FOR SALE

AMV: €195,000

File No. d113.BF



## No. 20 Cromwells Fort Court, Mulgannon, Wexford

- **Modernised and upgraded 2 bedroomed mid-terrace home with open plan living space, 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.**
- **Offering light-filled generously proportioned, well laid-out accommodation that is sure to satisfy the needs of any discerning purchaser. Ideal property for first time purchasers, investors or anyone wishing to downsize.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**



**Kehoe  
& ASSOC.**

## No. 20 Cromwells Fort Court, Mulgannon

**DESCRIPTION:** Charming 2 bedroomed mid-terrace home, 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.

The property has been recently upgraded and modernised with completely open plan reception space, solid fuel stove, contemporary kitchen units and bathrooms, tastefully decorated in a classy neutral colour scheme and is presented to the market in excellent condition throughout, ready for immediate occupation. Offering light filled generously proportioned reception space with French doors opening into the courtyard style rear garden. Directly south facing this private courtyard is an absolute suntrap perfect for outdoor dining and entertaining. To the front there is a brick drive providing off-street parking and a nicely planted low maintenance garden. Due to its proximity to the town centre, Cromwellsfort has proven equally popular with first time purchasers, families and investors alike.

Early viewing of this conveniently located family home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393



## ACCOMMODATION

Entrance Hallway	1.64m x 1.21m	With laminate flooring
Sitting Room	5.84m x 3.54m	With laminate flooring, fireplace with solid fuel stove, stairs to first floor and open plan to
Kitchen	5.85m x 2.95m	With laminate flooring, excellent range of fitted units, gas hob, extractor, electric oven, plumbing for washing machine, double bowl sink unit and French doors to rear garden
Guest W.C.	1.51m x 1.25m	With laminate flooring, w.h.b., w.c.

### **First Floor**

Bedroom 1	4.11m x 3.22m	With laminate flooring and hanging space
Bedroom 2	4.12m x 2.52m	With laminate flooring
Bathroom	1.99m x 1.97m	With laminate flooring, bath with electric shower over, w.c., w.h.b., Grosflox wall sheeting.
Walk-in Hotpress		With dual immersion

**Total Floor Area: c. 77 sq.m. / 829 sq.ft.**





## Features

- Mature private development
- Quiet cul-de-sac location
- Recently modernised and upgraded
- Presented in excellent condition.

## Outside

- Private drive
- Nicely planted front garden
- South facing courtyard style rear garden
- Paved patio area

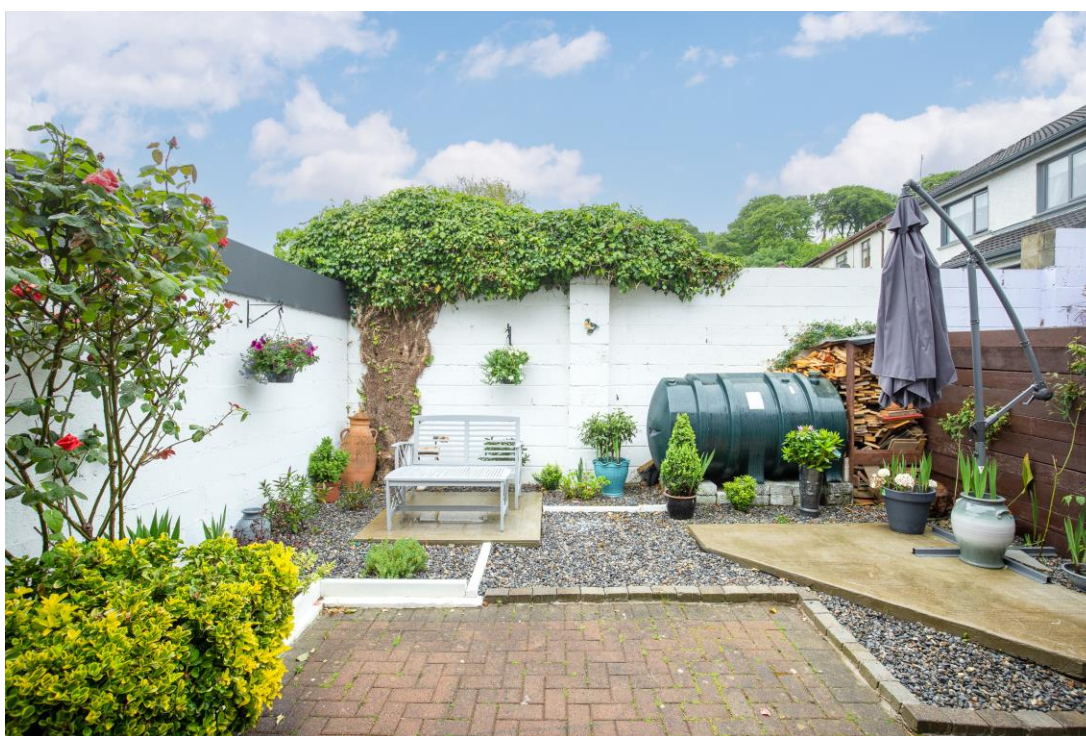
## Services

- Mains electricity
- Mains drainage
- Mains water
- OFCH

**Note:** all carpets, blinds, light fittings, gas hob, extractor and oven are included in the sale.

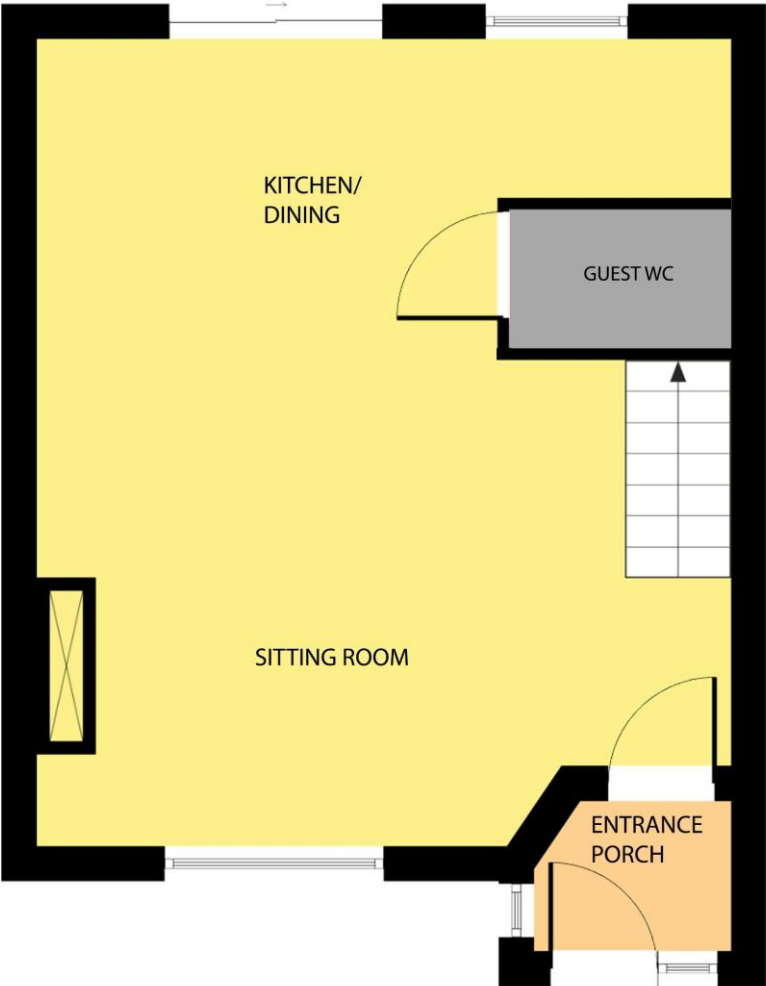
**Viewing:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393

**Directions:** Proceed along quay and turn right at traffic lights just before the Talbot Hotel onto King Street. Proceed through the crossroads to the next traffic lights and turn left. Take next right to the rear of Tesco. Pass Wexford Garda Station and Cromwells Fort is the first development on the left. Turn left into Cromwells Fort and proceed straight ahead into Cromwells Fort Court. Pass Cromwells Fort House on the right follow the road around to the right and No. 20 is on the left-hand side. **Eircode Y35 C6V4**

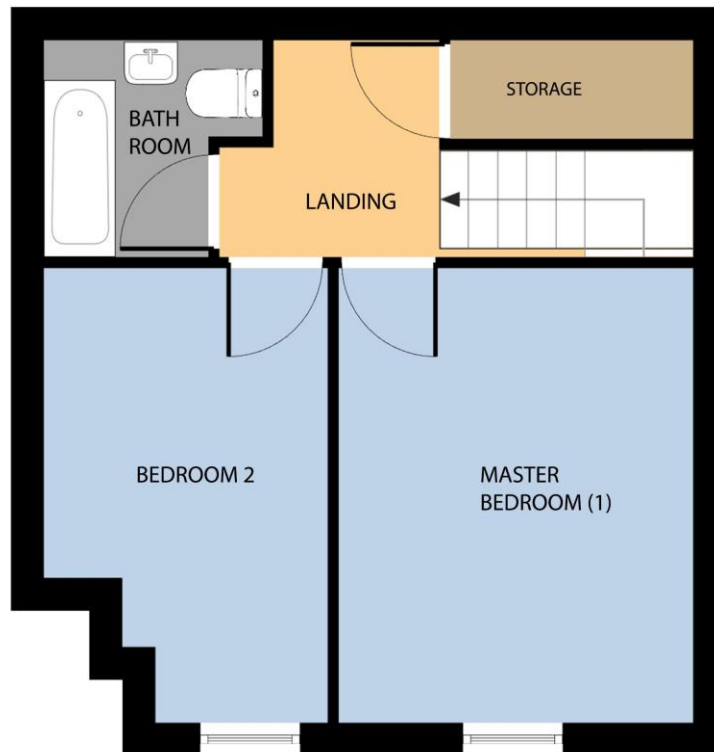




GROUND FLOOR



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 misstatement. 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. 101773257**  
**Energy Performance Indicator: 211.5 kWh/m<sup>2</sup>/yr**

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

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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