

FOR SALE

AMV: €330,000

File No. E405.BF



78 Cromwells Fort Avenue, Mulgannon, Wexford

- A superb four-bedroom detached family home ideally situated in a mature and well-maintained development, just moments from Tesco and Wexford Garda Station. This prime location offers the convenience of a short stroll to Wexford town centre.
- The property is within easy walking distance of both primary and secondary schools, as well as excellent childcare facilities, making it an ideal choice for families
- Recently upgraded with modernised kitchen units and has been fully redecorated throughout. Presented in excellent condition and ready for immediate occupation. The interior is bright, spacious, and thoughtfully laid out to suit modern family living.
- Early viewing is highly recommended to fully appreciate all this impressive home has to offer, contact Wexford Auctioneers Kehoe & Assoc. 053-9144393



**Kehoe
& ASSOC.**

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A superb four-bedroom detached family home ideally situated in a mature and well-maintained development, just moments from Tesco and Wexford Garda Station. This prime location offers the convenience of a short stroll to Wexford town centre, with its wide range of amenities including shops, restaurants, pubs, the National Opera House, Arts Centre, and the scenic waterfront promenade.

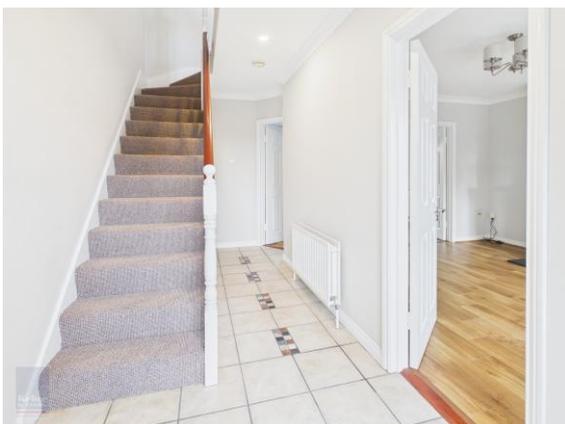
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Accommodation briefly comprises a welcoming entrance hallway, a comfortable sitting room with solid fuel stove and double doors leading to the kitchen/diner providing generous almost open plan reception space, utility room, guest toilet, and a versatile fourth bedroom or play-room on the ground floor. Upstairs, there are three generously sized bedrooms, including a master with ensuite, along with a well-appointed family bathroom.

Externally, the property boasts a front garden with a double concrete driveway providing ample off-street parking. The enclosed rear garden enjoys a sunny aspect and features a matcrete patio area and lawn—perfect for outdoor dining and relaxation.

Located in a popular development with landscaped green spaces and an on-site play area, this home has broad appeal for first-time buyers, families, and investors alike.





ACCOMMODATION

Ground Floor

Entrance Hallway	4.94m x 1.88m	With tiled floor.
Sitting Room	4.66m x 3.68m	With laminate floor, marble fireplace with inset stove and double doors to:
Kitchen / Diner	5.78m x 3.62m (Max)	With built-in floor and eye level units, hob, extractor, oven, dishwasher, part tiled walls and sliding patio doors to rear garden.
Utility	2.63m x 1.59m	With built-in storage presses, worktop and door to rear garden.
Guest W.C.	1.76m x 0.77m	With w.c., w.h.b. and tiled floor.
Playroom / Bedroom 4	4.77m x 2.64m	

First Floor

Landing		Hotpress - With dual immersion.
Bathroom	2.00m x 2.00m	Bath with shower over, w.c., w.h.b. and part tiled walls.
Bedroom 1	3.60m x 3.70m	With built-in wardrobes and shower room ensuite.
Ensuite	1.69m x 1.65m	With tiled shower stall with electric shower, w.c., w.h.b. and tiled floor.
Bedroom 2	3.22m x 2.92m	With built-in wardrobes.
Bedroom 3	2.95m x 2.37m	

Total Floor Area: c. 111.6 sq. m. (c. 1,201 sq. ft.)





Features

- Detached family home
- Mature private development
- Spacious accommodation
- Central location

Outside

- Front garden
- Double concrete drive
- Enclosed rear garden
- Matcrete patio area

Services

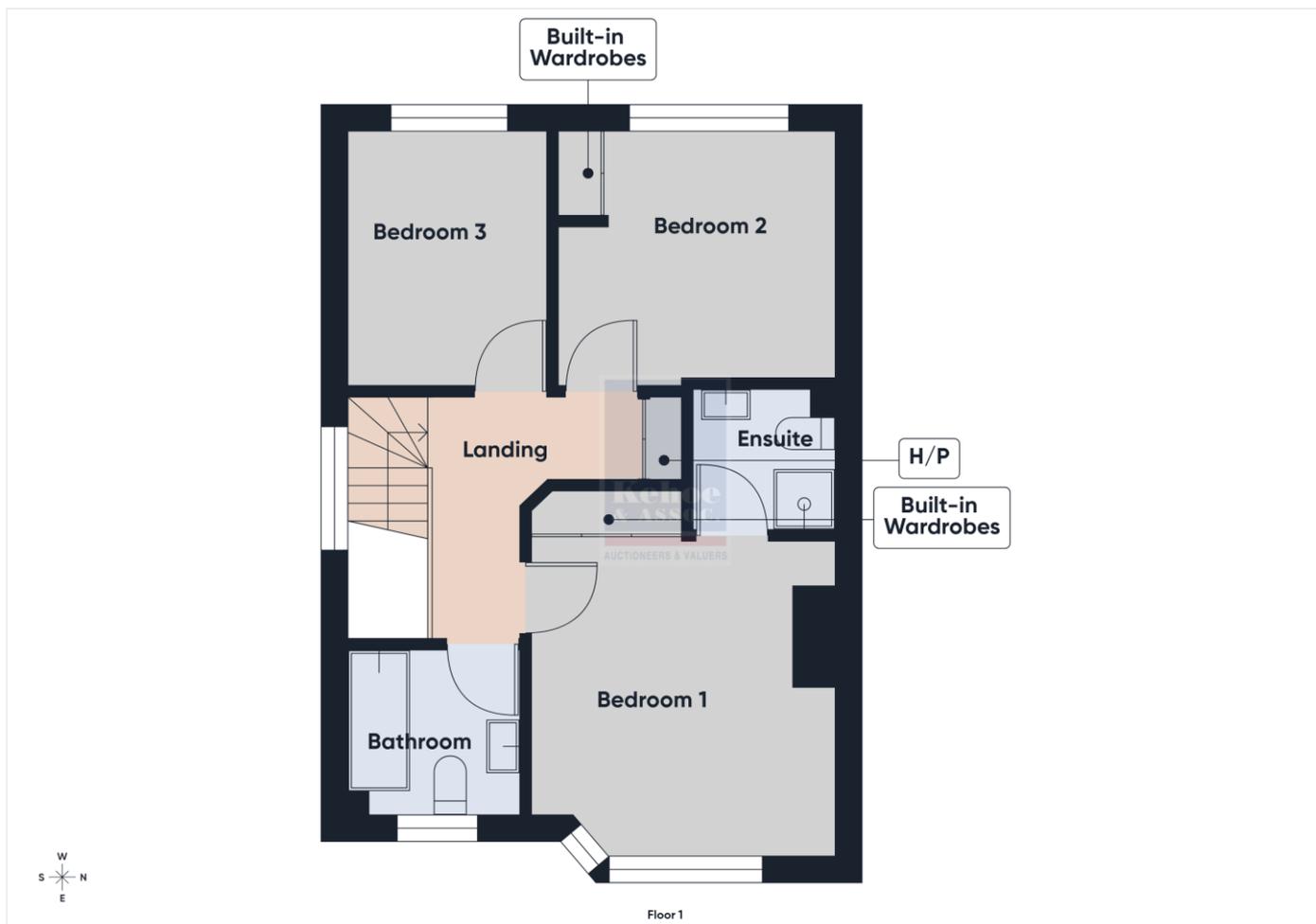
- Mains electricity
- Mains drainage
- Mains water
- OFCH

NOTE: All carpets, light fittings, hob, extractor, oven and dishwasher.

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

DIRECTIONS: Eircode Y35 T2F7





Building Energy Rating (BER): C3 BER No. 101676526
Energy Performance Indicator: 202.8 kWh/m²/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. PRA No. 002141

