

FOR SALE

AMV: €195,000 (Fully furnished)

File No. a738 BF



2 Cromwells Fort House, Mulgannon, Wexford

- Exceptional 2 bedroomed garden level apartment tucked away in this quiet residential location adjacent to Tesco and Wexford Garda Station. Within easy reach of shops, schools, church, Wexford's Main Street, Fabulous Waterfront Promenade and all town centre amenities.
- Newly refurbished with modern fitted kitchen, contemporary shower rooms, quality flooring, all new appliances and new energy efficient electric heating. Professional Interior Designer finish decorated in an attractive neutral pallet and furnished to an exceptionally high standard with meticulous attention to detail.
- 2 Cromwells Fort House would make an excellent starter home or investment property. It would also make a luxurious weekend retreat or low maintenance base in Wexford Town.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

**Kehoe
& ASSOC.**

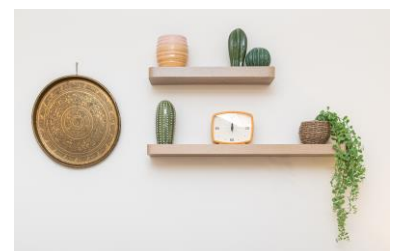
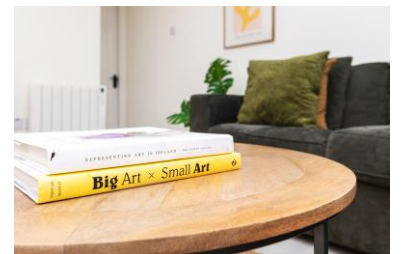
2 Cromwells Fort House, Mulgannon, Wexford

Description: Spacious 2 bedroomed garden level apartment tucked away in this quiet residential location adjacent to Tesco and Wexford Garda Station. Within easy reach of Wexford's Main Street, National Opera House, Wexford Arts Centre, Fabulous Waterfront Promenade and all town centre amenities.

This apartment has own door access and is entered via a small private patio area to the front. Newly refurbished with modern fitted kitchen, contemporary shower rooms, quality flooring and new energy efficient electric heating. Professional Interior Designer finish, decorated in an attractive neutral pallet and furnished to an exceptionally high standard with meticulous attention to detail. Generously proportioned accommodation with open plan kitchen/dining/living room, utility room, two double bedrooms(one ensuite) and shower room. Ample communal parking.

Early viewing of this exceptional turn-key fully furnished garden level apartment comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393





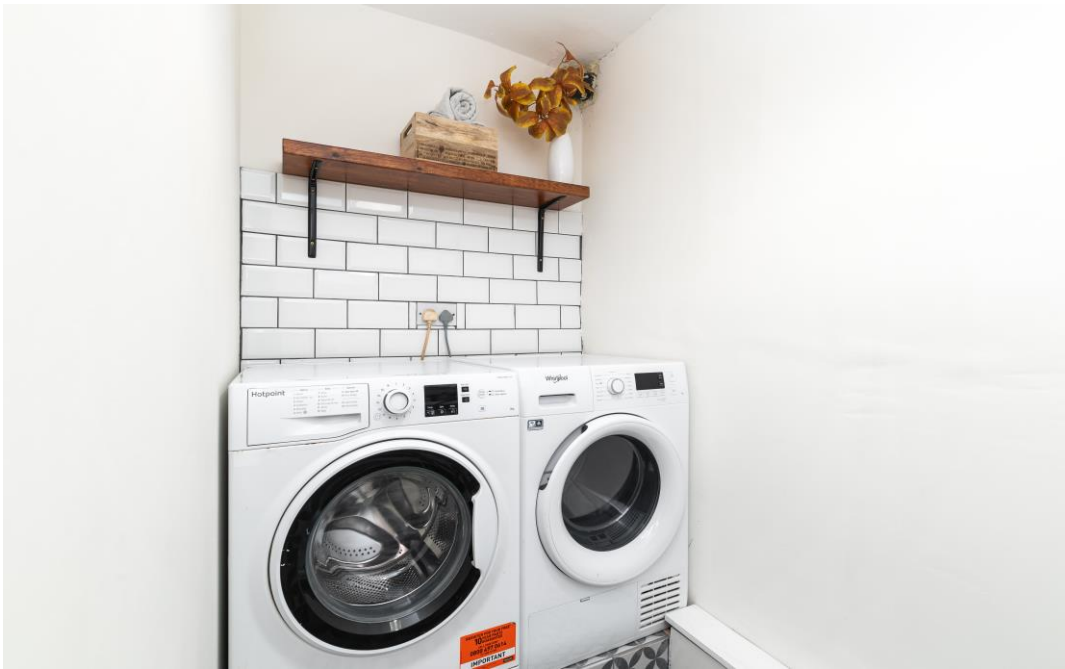


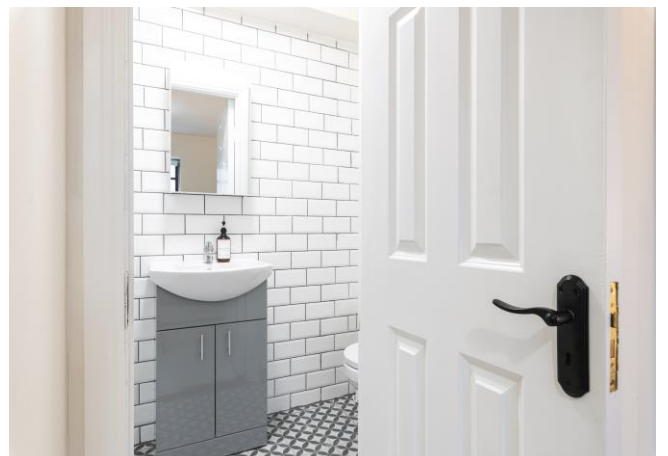
ACCOMMODATION

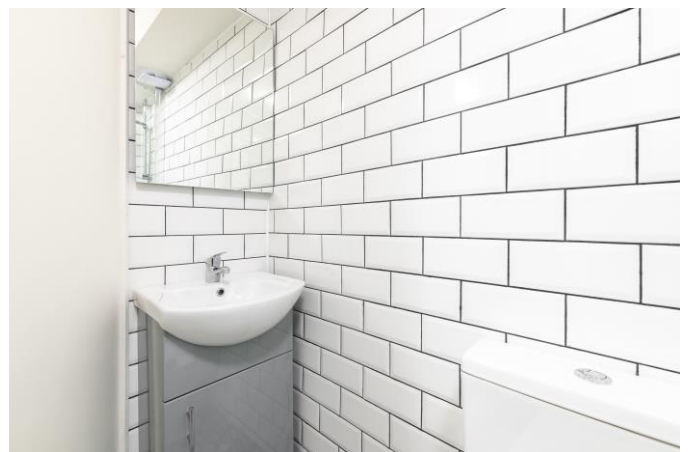
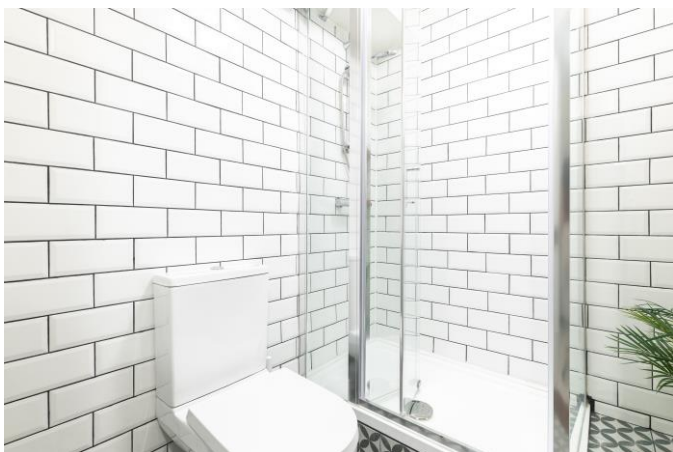
Open Plan Living / Dining Room / Kitchen	5.64m x 4.49m	With excellent range of fitted units, hob, oven, extractor, microwave, fridge freezer, part tiled walls and laminate floor.
Utility	3.10m x 1.22m	With washing machine, tumble dryer and built-in storage.
Inner Hallway	2.74m x 1.08m	With laminate floor.
Shower Room	2.36m x 1.68m (max)	Fully tiled, walk-in shower, w.c. and vanity w.h.b.
Bedroom 1	3.47m x 2.72m	With laminate floor, built-in wardrobes and shower room ensuite.
Ensuite	2.65m x 1.06m	Fully tiled, shower stall, w.c. and w.h.b.
Bedroom 2	3.38m x 2.73m	With laminate floor and built-in wardrobes.
Hotpress		With dual immersion.

Total Floor Area: c. 60.3 sq.m. (c. 649 sq.ft.)









Features

- Professional Interior Designer finish
- Newly refurbished
- Own door access
- Mature private development
- Close to the town centre

Outside

- Private patio area
- Ample communal parking
- Generous amenity areas

Services

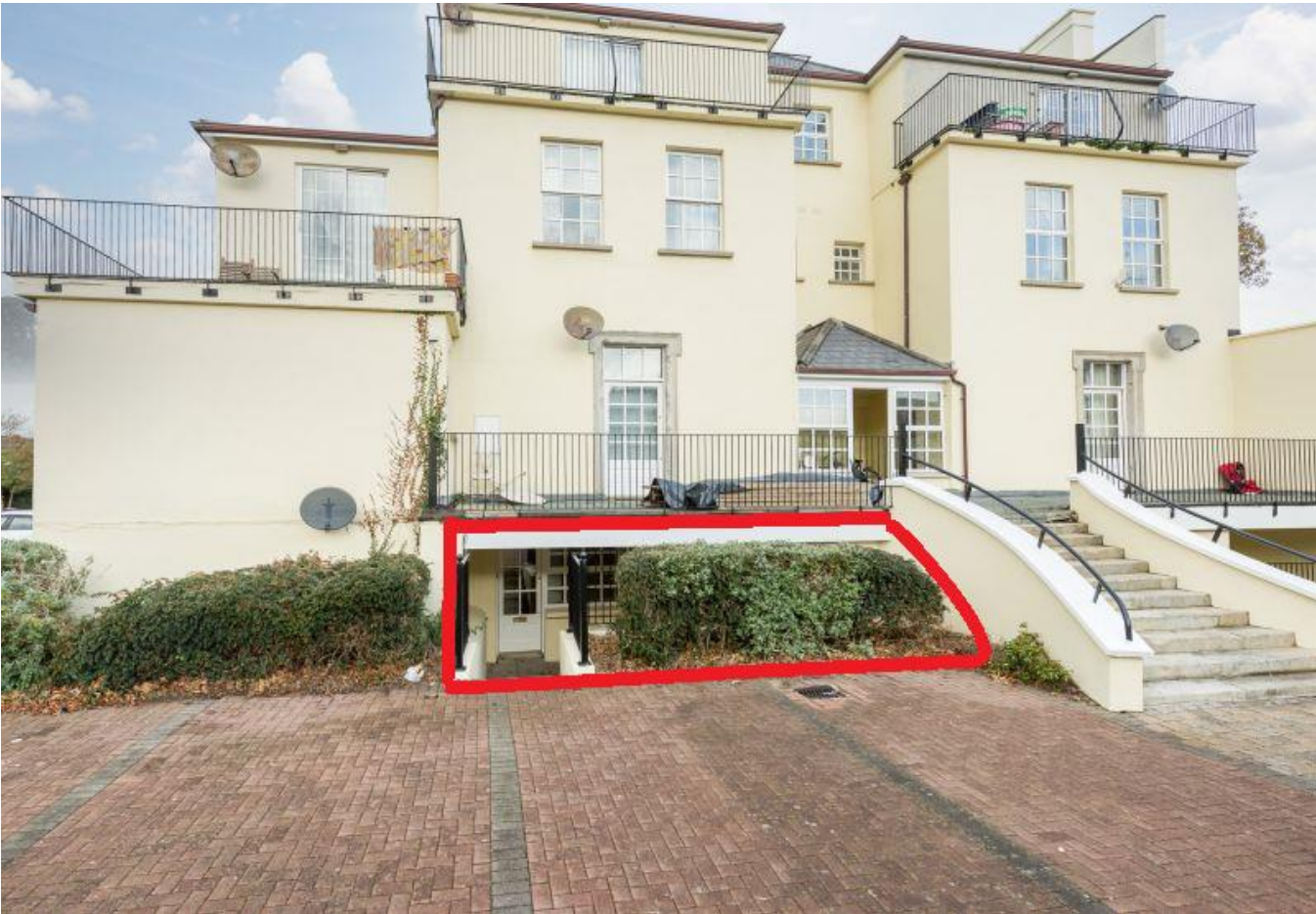
- Mains water
- Mains electricity
- Mains drainage
- Energy efficient electric heating

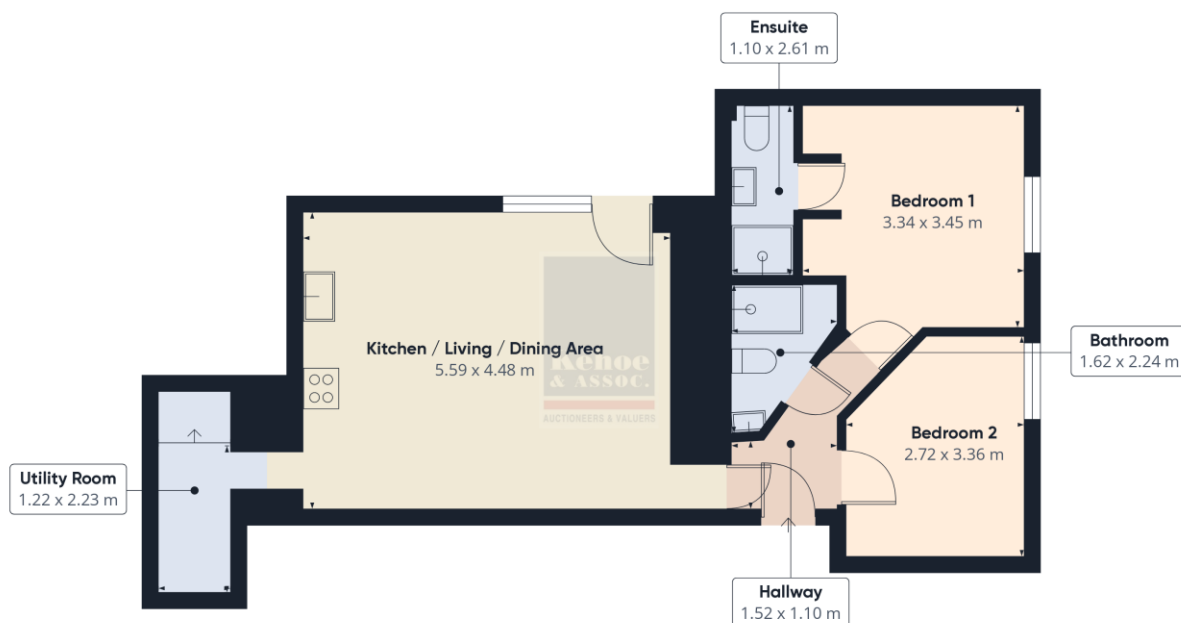
NOTE: Annual Service Charge €1386.56 per annum which includes building insurance, maintenance and insurance of the common areas, refuse collection and sinking fund.

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

DIRECTIONS: Eircode: Y35RR23







Approximate total area⁽¹⁾
58.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Building Energy Rating (BER): D1

BER No.: 114539646

Energy Performance Indicator: 233.39 kWh/m²/yr

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

Selling Agent: Bernie Farrell

Contact No: 0872501492

Email: bernie@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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