

FOR SALE

AMV: €287,500

File No. D972.LM



45 Cromwellsfort Drive, Mulgannon, Wexford, Y35 K5P2

- Excellent 4 bed semi-detached family home extending c. 110 sq. m. / 1,183 sq. ft.
- Conveniently located, within easy reach of all Wexford Town amenities.
- Ideal starter home and ready for immediate occupancy.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen, dining room, 4 bedrooms (master en-suite) family bathroom and hotpress
- Private rear garden laid out in lawn. Front lawn area with a cobblelock drive.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

Description: This spacious four-bedroom semi-detached home is ideally positioned in a quiet cul-de-sac within an established and sought-after development, just a short walk from Wexford town, which offers a full range of amenities, and all primary and secondary schools.

The property offers well-laid-out and generously proportioned accommodation, including a large living room, separate dining room, and a bright kitchen-diner, making it perfectly suited to family living. Upstairs comprises four spacious bedrooms, including a master bedroom with en-suite, along with a family bathroom.

Completing this attractive home is a private garden and the added benefit of off-street parking, combining comfort, convenience, and a superb location.



ACCOMMODATION

| | | |
|--|---------------|--|
| Entrance Hallway | 3.80m x 2.20m | With tiled floor. |
| Sitting Room | 5.31m x 3.66m | Feature fireplace, cast iron inset with timber surround and t.v. point |
| Kitchen | 5.97m x 3.08m | Fitted kitchen, wall and floor units, integrated oven, hob and extractor fan. Stainless steel sink unit, washing machine, tiled floor and splashback. Door leading to rear garden in lawn. |
| Dining Room | 4.17m x 2.84m | With double doors to sitting room and sliding patio doors to rear garden. |
| Timber staircase leading to first floor | | |
| Master Bedroom | 3.88m x 3.50m | With timber floor. |
| En-suite | 1.67m x 1.42m | With tiled floor, w.c., w.h.b. and shower stall. |
| Bedroom 2 | 2.86m x 2.38m | With timber floor. |
| Bedroom 3 | 3.12m x 2.47m | With timber floor and built-in wardrobes. |
| Bedroom 4 | 3.40m x 3.27m | With timber floor and built-in wardrobes. |
| Family Bathroom | 2.42m x 1.61m | With w.c., w.h.b., bath with electric shower. |
| Spacious Landing Area | 3.51m x 2.24m | With timber floor. Hotpress off – dual immersion water heater and fitted shelving. |

Total Floor Area: c. 110 sq. m. (c. 1,183 sq. ft.)





Features

- Excellent location.
- Property in good condition.
- Walking distance to all amenities including shops and schools.
- Easy access to Wexford town.

Outside

- Cobblelock driveway to front.
- Gardens in lawn to rear.
- Timber garden shed.
- Side access.

Services

- Mains water.
- ESB.
- Mains sewerage.
- Teak double glazing.
- OFCH

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

DIRECTIONS: Eircode: Y35 K5P2





Building Energy Rating (BER): C3 BER No. 101689446
Energy Performance Indicator: 205.51 kWh/m²/yr

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

Selling Agent: Louise Morton

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