

FOR SALE

AMV: €145,000 (Part-Furnished)

File No. c624.BF



10 Cromwells Fort Court, Mulgannon, Wexford.

- Superb 2 bedroomed mid-terraced townhouse with vehicular access to the rear
- Just a short stroll from the Main Street and all the amenities Wexford Town has to offer
- Acc.: entrance porch, sitting room, kitchen, 2 bedrooms and family bathroom.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 914439



**Kehoe
& ASSOC.**

10 Cromwells Fort Court, Mulgannon, Wexford

Superb 2 bedroomed mid-terraced townhouse with vehicular access to the rear in this extremely well-located mature courtyard style residential development. Just a short stroll from the Main Street and all the amenities Wexford Town has to offer. Tesco, primary and secondary schools are also within easy walking distance. The property has been well maintained over the years and recently redecorated. A stylish new composite front door welcomes you into this modern contemporary style home, tastefully decorated and presented to the market in mint condition throughout. There is a private driveway to the rear offering direct access to an enclosed rear garden with brick patio area and low maintenance finish. To the front there is additional communal parking. This property would make an ideal starter home or investment property but would be equally suited as a retirement or holiday home/weekend retreat within walking distance of all amenities. For further details and appointment to view contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Viewing comes highly recommended contact Wexford Auctioneers Kehoe & Assoc. 053-9144393



ACCOMMODATION

Entrance Porch	1.31m x 1.68m	With tiled floor.
Sitting Room	5.87m x 4.10m	With feature open fireplace and timber floor.
Kitchen	3.62m x 5.84m (max)	With built-in floor and eye level units, electric cooker, part-tiled walls and sliding patio doors to rear garden.
First Floor		
Bedroom 1	3.22m x 4.15m	With built-in wardrobes.
Bedroom 2	4.12m x 2.52m	With built-in wardrobes
Bathroom	1.97m x 1.98m	Bath with electric shower over, w.c, w.h.b, part-tiled walls and tiled floor.
Walk-in Hotpress		With dual immersion

Total Floor Area: c. 76 sq.m. / 818 sq.ft.



Features

- Walking distance of all town centre amenities.
- Adjacent to Tesco supermarket.
- Mature, sought after residential development.
- Walking distance to primary and secondary schools.

Outside

- Private driveway.
- Enclosed rear garden.
- Brick patio area.
- Rear access.

Services

- Mains water.
- Mains electricity.
- Mains drainage.
- OFCH.



NOTE: The following items are included in the sale: all carpets, curtains, blinds, light fittings, electric cooker, extractor, dining table and chairs in the kitchen, chest of drawers in bedroom 1, bed and lockers in bedroom 2.

DIRECTIONS: Proceed southwards along the quays and turn right at the traffic lights beside the Talbot Hotel onto King Street. Continue along King Street and turn left the traffic lights immediately before Tesco. Continue for c. 150m and turn right. Cromwells Fort Court is approximately 200m on your left-hand side. Proceed into Cromwells Fort Court keep right in front of Cromwells Fort House, keep right again and No. 10 is on the right-hand side. For Sale Sign. Eircode Y35R7P2



Building Energy Rating (BER): D1

BER No.: 113552723

Energy Performance Indicator: 257.28 kWh/m²/yr

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Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

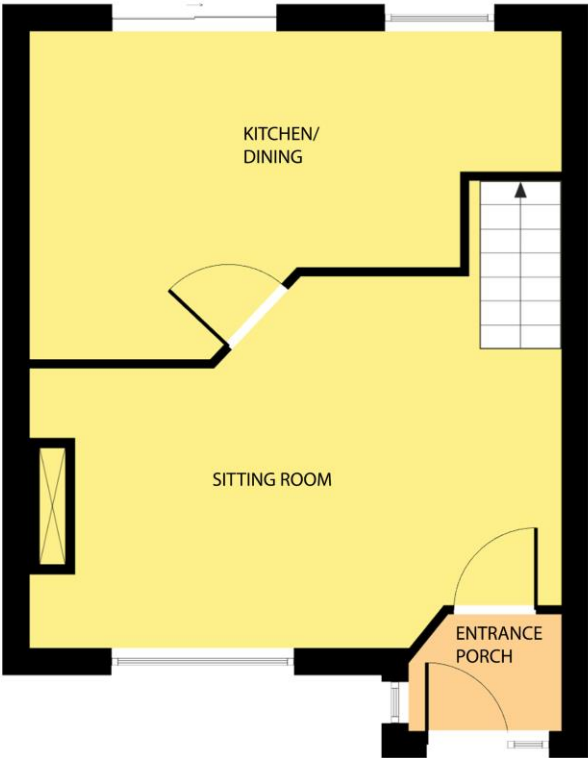
www.kehoeproperty.com

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

GROUND 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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FIRST FLOOR



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