

FOR SALE

AMV: € 275,000

File No. E214.CWM



17 Cromwellsfort Avenue, Mulgannon, Wexford Y35 W7A4

- Refurbished in turnkey condition this superb semi-detached home is within walking distance to Wexford town centre.
- Built in 1999, extending to c. 89 sq.m. with new double glazed windows & doors installed in 2025 with 10-year warranty. Further enhancing the energy efficiency of this home is the recent attic and walls have insulation.
- Newly installed bespoke kitchen in 2024 from Michael Mahon's. New guest wc under staircase. New carpet flooring and blinds.
- Accommodation comprises of an entrance hallway with new guest w.c. installed, sitting room with feature bay window, kitchen / dining room with newly fitted bespoke kitchen with all new appliances. Upstairs three bedrooms with family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

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Refurbished to an exceptional standard and presented in turnkey condition, this superb three-bedroom semi-detached home combines contemporary style, energy efficiency, and a highly sought-after location within walking distance of Wexford town centre. Perfectly situated in the popular residential area of Mulgannon, No. 17 Cromwellsfort Avenue offers the ideal blend of convenience, comfort, and quality living.

Built in 1999 and extending to approximately 89 sq.m., the property has been comprehensively upgraded throughout. In 2025, brand-new double-glazed windows and doors were installed, complete with a 10-year warranty, while recent attic and wall insulation further enhance its energy efficiency and comfort.

The interior is bright, welcoming, and thoughtfully designed. The entrance hallway leads to a newly installed guest WC under the staircase. The sitting room enjoys a large feature bay window, creating a light-filled space with an open fireplace perfect for relaxation. The kitchen/dining area, newly fitted in 2024 with a bespoke kitchen by Michael Mahon's, includes high-end appliances and stylish finishes. French doors open directly onto a private patio and rear garden, making it ideal for entertaining or quiet evenings outdoors.

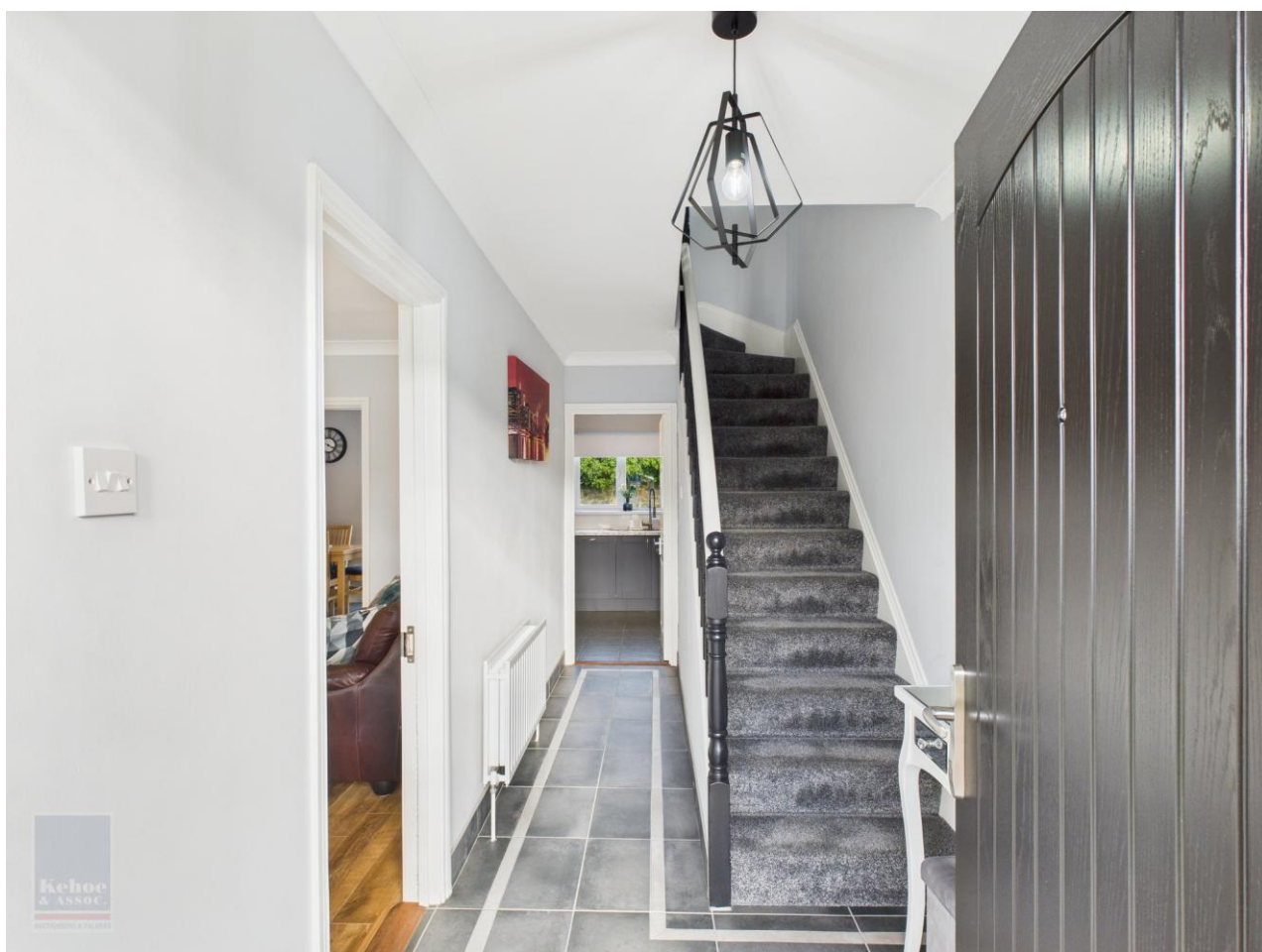


Upstairs, there are three bedrooms and a family bathroom.

Outside, the home offers a private driveway, lawns to front and rear, and charming original stone walls that lend a sense of character and privacy to the garden.

Beyond its superb presentation, this property's location is truly outstanding. Situated just a short stroll from Wexford's vibrant town centre, residents can enjoy a wealth of amenities on their doorstep — including boutique shops, cafés, restaurants, schools, supermarkets, and scenic waterfront walks. The area is also well-served by public transport, with Wexford Train and Bus Station nearby, and easy access to major routes for commuting. Cromwellsfort Avenue enjoys a quiet, family-friendly setting while still being minutes from the buzz of town life, offering the best of both worlds.

Whether you're a first-time buyer, a young family, or looking to downsize, 17 Cromwellsfort Avenue presents an exceptional opportunity to acquire a beautifully refurbished home in one of Wexford's most convenient and desirable locations. Book your viewing today.

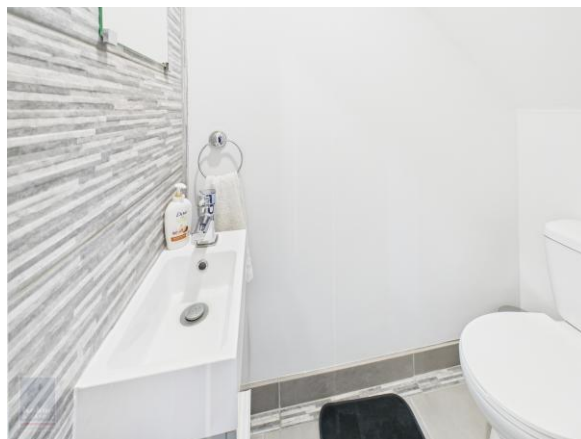


ACCOMMODATION

Entrance Hallway	4.75m x 1.77m	Tiled flooring, tiled skirting, coving, top up electric point fuse boards, telephone point, electric points. Newly installed lighting.
Sitting Room	4.97m x 3.66m	Newly refurbished timber laminate flooring, feature bay window overlooking front garden and driveway, open fireplace with cast iron surround, wall mounted cabinetry right and left of chimney breast, tv points and electrical points, coving and newly installed lighting.
Double door leading to: Kitchen/Dining Area	5.54m x 3.14m	Tiled flooring throughout, new kitchen installed in 2024, fully fitted with floor and eye level cabinetry, drawers for bins, ample storage space, all soft close drawer sets, Whirlpool integrated dishwasher, double drainer stainless steel sink under large window overlooking rear garden, southeasterly facing garden with views of the old stone walls. Belling electric hob with extractor fan overhead, Belling oven and space for microwave, separate pantry space, breakfast counter area and utility space and Indesit washing machine and Nordmende dryer with clever space with basket for storage overhead, free standing Hotpoint fridge freezer. From Dining Area are double French doors leading out to east south facing patio and gardens in lawn.
Off hallway, pocket hidden door leading to: Guest w.c	1.5m x 0.76m	Tiled flooring, tiled wall, w.h.b with cabinetry underneath and w.c all newly installed in 2022.

From the entrance hall, timber carpeted staircase, newly laid carpet in 2022 leading to:



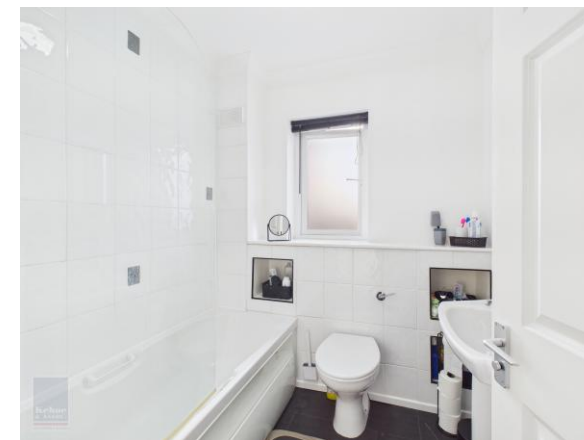


ACCOMMODATION

First Floor

Landing Space	2.77m x 1.91m	Carpeted flooring throughout, hatch to attic overhead with drop ladder, hot-press with ample open shelf storage space, window elevated for privacy allowing natural light in to the hallway.
Master Bedroom	4.32m x 3.52m	Newly laid timber laminate flooring in 2022, large window overlooking front driveway and gardens with views of the green common area and playground, built in slide robes and ample space for double bed.
Bedroom 2	3.85m x 3.27m	Newly laid timber laminate flooring in 2022, treble bay wardrobe with drawers underneath fixed to wall, large window overlooking rear garden and Cromwellsfort stone wall.
Bedroom 3	2.71m x 2.18m	Timber laminate flooring, wall mounted desk space with plug points and USB connections, double wardrobe, single bed included with privacy pocket on headboard, large window overlooking rear garden with Cromwellsfort stone walls.
Family Bathroom	1.95m x 1.94m	Vinyl flooring, coving overhead, bath with tiled surround and pocket storage in walls, glass door over bath with Triton T90sr installed in 2022, w.h.b with vinyl splashback, wall mounted shelving with mirrors built in and w.c and further pocket storage.

Total Floor Area: c. 89 sq.m / 958 sq.ft





Features

- Built in 1999
- Semi-detached three-bedrooms, two-bathrooms
- Extending to c. 89 sq.m
- New windows & doors double glazed installed 2025 with 10-year warranty.
- Newly installed bespoke kitchen in 2024 from Michael Mahon's.
- New guest wc under staircase
- New carpet flooring and blinds.
- The attic and walls have been recently insulated.

Outside

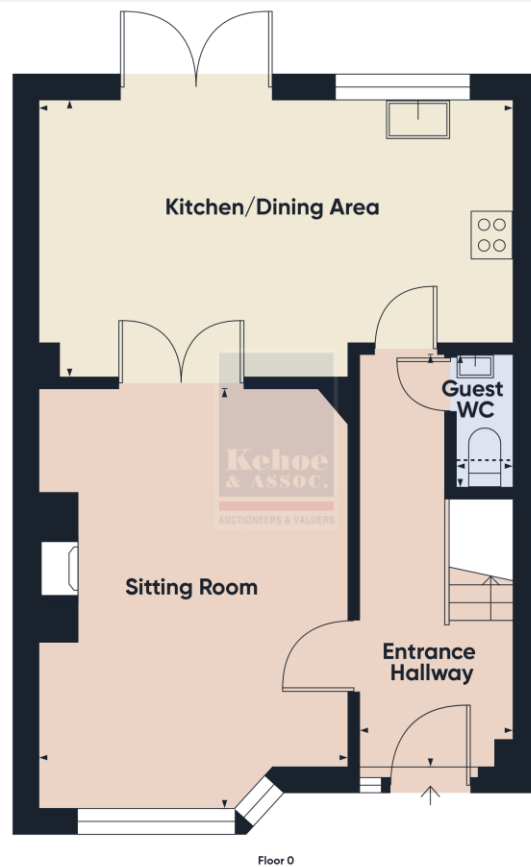
- Cobble lock driveway
- Gardens in lawn to the front
- Side entrance with footpath surround
- South easterly facing patio with the original old stone walls of Cromwellsfort to the rear garden

Services

- Mains water
- Mains drainage
- OFCH
- Double glazed pvc windows installed in 2025
- Fibre broadband

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: Eircode: Y35 W7A4





Building Energy Rating (BER): C2 BER No. 115227316

Energy Performance Indicator: 192.58 kWh/m²/yr

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

Sales Agent

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