



Drumderry, Bunclody, Co Wexford

Y21HX97

Price on Application



DESCRIPTION

Occupying a superb setting at the heart of approximately ten acres of private grounds, this charming three-bedroom detached residence offers peace, seclusion, and timeless rural character. Approached via a concreted lane the property opens into a generous courtyard-style yard with ample parking and access to a range of traditional outbuildings.

Requiring renovation and modernisation throughout, the residence presents an exceptional opportunity to create a bespoke country home in an idyllic location. The well-proportioned accommodation includes three bedrooms, a bright living room featuring a traditional stone fireplace, a versatile family room, and a fitted kitchen with appliance connections. Classic window features allow natural light to flow through the home, enhancing its inherent warmth and character.

The surrounding lands are laid out in a selection of well-defined field divisions, ideally suited for small-scale agricultural use, equestrian pursuits, or as open recreational space. A collection of traditional barns, storage sheds, and workshops provides excellent potential for stabling, hobby use, or conversion, subject to the appropriate planning permissions.

This property represents a rare opportunity to acquire a country retreat offering space, privacy, and outstanding potential within a picturesque rural landscape.

ACCOMMODATION

Entrance Hall: 0.994m x 1.562m (3'3" x 5'1").

Sitting Room: 4.327m x 4.168m (14'2" x 13'8").

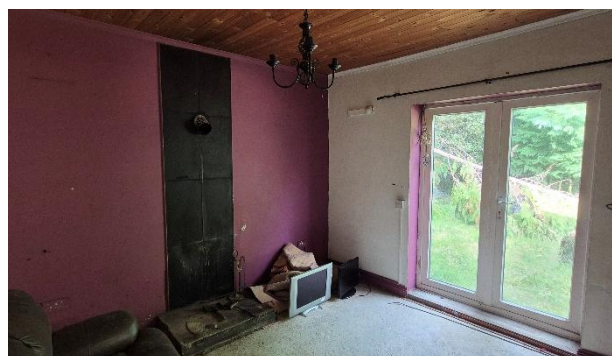
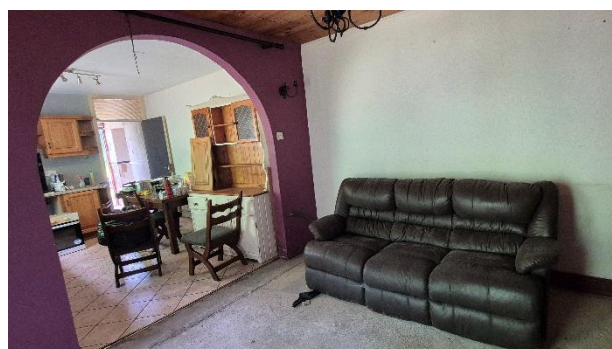
Finished with laminate flooring and featuring an impressive granite fireplace with timber surround, creating a striking and elegant focal point within the room.

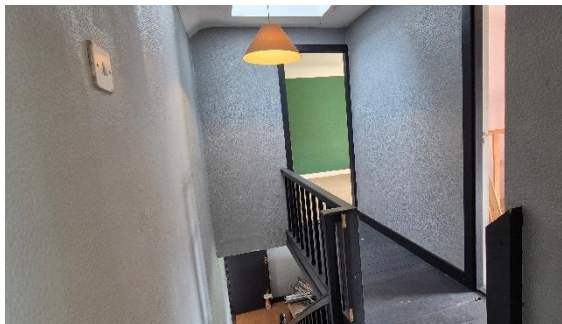
Living Room: 4.649m x 4.303m (15'3" x 14'1").

A bright and spacious reception room featuring laminate flooring and a large front-facing window that fills the space with natural light.

Rear Hall: 2.467m x 0.572m (8'1" x 1'11").

Bathroom: 2.485m x 2.372m (8'2" x 7'9"). Fitted with a tiled floor and partially tiled walls, the bathroom comprises a bath with an electric shower overhead, a wash-hand basin, and a WC, combining practicality with traditional style.





Kitchen: 4.372m x 3.485m (14'4" x 11'5").

Featuring a tiled floor and built-in oak kitchen units with laminate countertops, the kitchen provides both functionality and character, with an archway leading seamlessly into the dining room.

Dining Room: 3.320m x 3.476m (10'11" x 11'5").

A well-proportioned room, plumbed for a stove and featuring patio doors that open to the exterior, allowing for natural light and easy access to outdoor living.



Bedroom 1: 4.150m x 4.320m (13'7" x 14'2").

A spacious bedroom featuring cream built-in wardrobes, including overhead storage, and laminate flooring. A front-facing window offers delightful views over the River Slaney and the surrounding countryside.

Bedroom 2: 2.512m x 2.322m (8'3" x 7'7").

A versatile room with laminate flooring and a window providing natural light, suitable as a bedroom, home office, or study.



Landing: 2.575m x 1.753m (8'5" x 5'9").

Featuring a solid timber floor, the landing provides access to the attic and is illuminated by a Velux window, creating a bright and functional connecting space.

Bedroom 3: 2.718m x 4.383m (8'11" x 14'5").

A spacious bedroom with carpeted flooring and a front-facing window, allowing natural light to fill the room.



BER DETAILS

BER: G

BER No: 118859651

Energy Performance Indicator: 451.71 kWh/m²/yr
kWh/m²/yr

ASKING PRICE

Price on Application



FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor.

For further information please contact:

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PSL No. 004577

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