



**9 Na Crossaire, Kilmyshall,
Bunclody, Co Wexford**

Y21NP97

Asking Price: €320,000



4



3



Sq m
133.0



DESCRIPTION

Located in the very popular village of Kilmyshall, No. 9 Na Crossaire is a very well-presented family home which comes to the market in turnkey condition.

Kilmyshall is a village that is located just off the main N80 only minutes from Bunclody town and all amenities.

The property is surrounded by majestic views over the picturesque countryside.

The village boasts an excellent primary school and excellent creche facilities all within walking distance and is located c. 10 minutes' drive from the main M11 and c. 20 minutes from the M9.

9 Na Crossaire briefly comprises on the ground floor, large entrance hallway, wc, living room, kitchen/dining room, utility and 1 bedroom, and on the first floor, there is a large family bathroom, 3 bedrooms, with master ensuite.



ACCOMMODATION

Entrance Foyer 1.84m x 2.22m (6' x 7'3"). with Guest WC off.

Inner Hall 3.12m x 3.02m (10'3" x 9'11").

Bedroom 4 2.51m x 3.07m (8'3" x 10'1").

Kitchen 2.86m x 3.77m (9'5" x 12'4").

Dining Area 2.10m x 3.76m (6'11" x 12'4").

Utility Room 1.31m x 2.00m (4'4" x 6'7").

Living Room 4.98m x 5.27m (16'4" x 17'3"). with open fireplace, and bay window

Master Bedroom 3.61m x 4.11m (11'10" x 13'6"). with Built in Wardrobe and Ensuite

Ensuite Bathroom 1.25m x 2.79m (4'1" x 9'2"). shower, wc, whb.

Bedroom 2 4.44m x 3.58m (14'7" x 11'9"). Built in Wardrobe

Family Bathroom 3.85m x 2.41m (12'8" x 7'11"). Bath, wc, whb.

Bedroom 3 4m x 2.81m (13'1" x 9'3").



9 Na Crossaire, Kilmyshall, Bunclody, Co Wexford **Y21NP97**



BER DETAILS

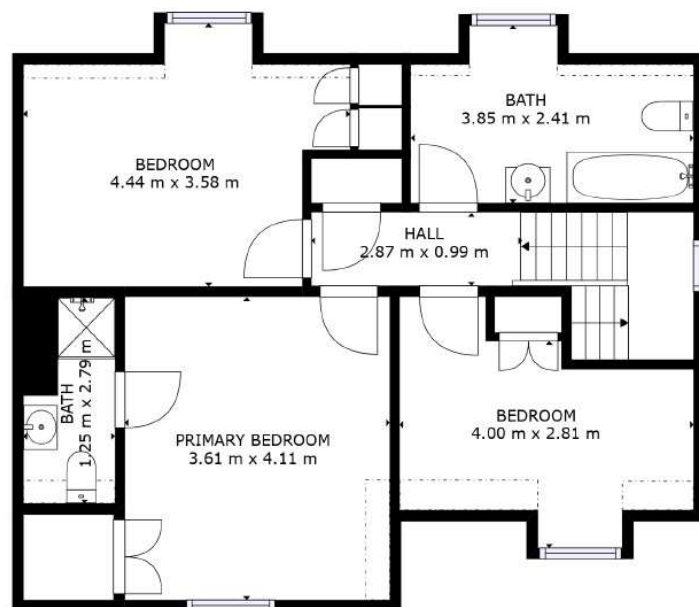
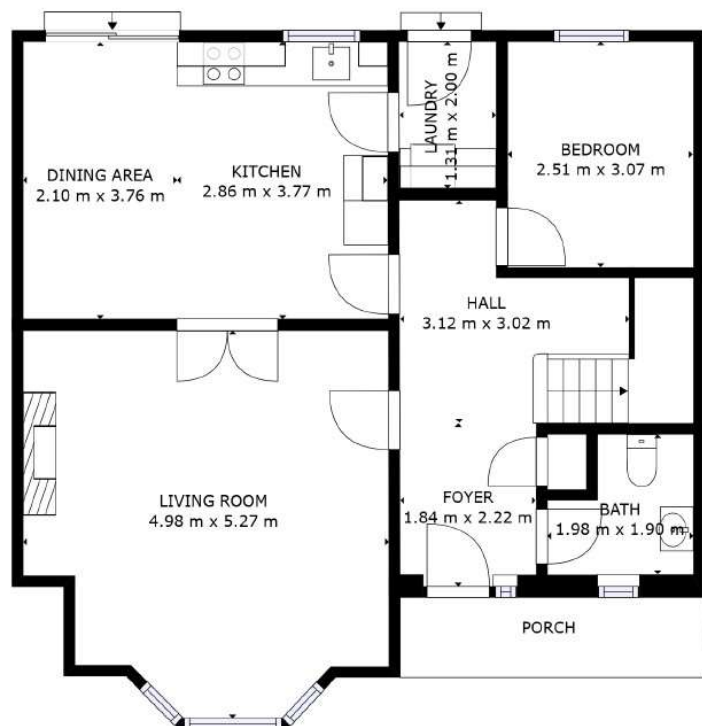
BER: C1

BER No: 101311272

Energy Performance Indicator: 158.22 kWh/m²/yr

ASKING PRICE

Asking Price: €320,000



GROSS INTERNAL AREA
 FLOOR 1: 73 m², FLOOR 2: 60 m²
 EXCLUDED AREAS: , PORCH: 5 m²
 REDUCED HEADROOM BELOW 1.5M: 3 m²
 TOTAL: 133 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

Barty O'Connor
 053 93 77147
 info@dngoconnoranddoconnor.ie



PSL No. 004577

DNG O'Connor and O'Connor for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely the descriptions, dimensions, references to condition nor necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG O'Connor and O'Connor has any authority to make or give representation or warranty whatsoever in relation to this development. DNG O'Connor and O'Connor accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure.