



Mountain View, Strahart, Bunclody, Enniscorthy, Co. Wexford

Asking Price: €175,000



3

1

Sq m
88.5

DESCRIPTION

Charming 3-Bedroom Cottage on c. 1 Acre in a Picturesque Rural Setting

Located along the L5134 Bunclody–Ferns road, just off the L1020, this delightful 3-bedroom cottage offers the perfect blend of countryside charm and convenience. Ideally positioned approximately 7 km from both Bunclody town and the historic village of Ferns, the property enjoys a peaceful rural setting with easy access to local amenities.

Set on a generous site of circa 1 acre, the residence extends to approximately 88.54 sq.m and boasts a mix of traditional and modern features. The original stone and mortar cottage is complemented by a single-storey flat roof extension to the rear, constructed with double row concrete block. The home benefits from aluminium-framed windows and doors throughout.

Accommodation briefly comprises: Entrance Hall, Two cosy reception rooms, Three bedrooms, Kitchen, Family bathroom

The property is serviced by mains electricity, a private water supply, and a septic tank. Heating is provided via an open fire and a solid fuel back boiler cooker, adding to the home's rustic character.

This property presents a wonderful opportunity for those seeking a peaceful rural lifestyle with space to grow, while still being within close reach of nearby towns and villages.

ACCOMMODATION

Entrance Hall: 1.53m x 1.35m (5' x 4'5"). Tiled Floor doors leading to living room & sitting room.

Sitting Room: 3.87m x 2.65m (12'8" x 8'8"). Timber floor, open fire with brick surround, window to front of property.

Living Room: 2.92m x 3.34m (9'7" x 10'11"). Tiled floor, open fire with tiled surround and timber mantle and mirror. Window overlooking the front of the property. Door leading to stairs.

Hall: 1.02m x 1.69m (3'4" x 5'7"). Tiled floor





Bedroom 3: 4.16m x 2.52m (13'8" x 8'3"). Tiled floor, window overlooking the rear of the property offering fantastic views of Mount Leinster and the surrounding countryside.

Shower Room: 3.04m x 1.69m (10' x 5'7"). Tiled floor, partially tiled walls, WC, WHB & Shower cubicle.

Kitchen/Dining: 4.16m x 3.38m (13'8" x 11'1"). Tiled floor, partially tiled walls, Window to side of property.



Bedroom 1: 2.51m x 4.08m (8'3" x 13'5"). Lino floor covering, window overlooking the rear of the property with views of Mount Leinster and the surrounding countryside.

Bedroom 2: 3.87m x 2.54m (12'8" x 8'4"). Carpeted floor, window overlooking front of the property.



BER DETAILS

BER: G

BER No: 118412303

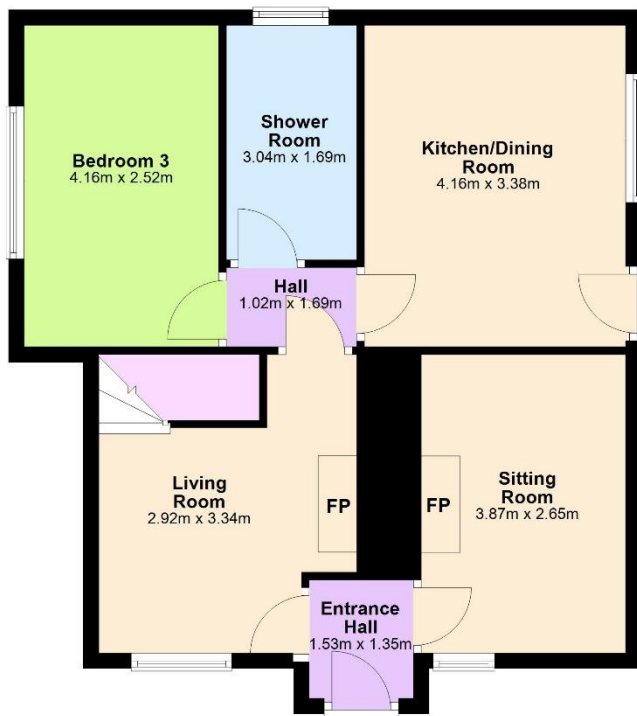
Energy Performance Indicator: 774.47 kWh/m²/yr
kWh/m²/yr

ASKING PRICE

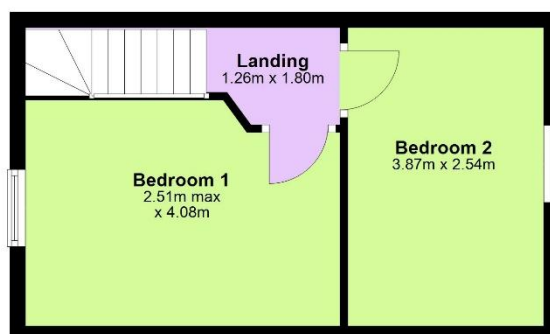
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Ground Floor



First Floor



Total area: approx. 86.3 sq. metres

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor. For further information please contact:

Barty O'Connor
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PSL No. 004577

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