



**1 Irish Street, Bunclody,
Enniscorthy, Co. Wexford**

Y21XW66

Asking Price: €150,000



3



2



Sq m
122.7

BER D2

DOUGLAS NEWMAN GOOD
DNG
O'CONNOR & O'CONNOR

DESCRIPTION

New to the market, and located in the heart of Bunclody town, within easy walking distance to all amenities, this granite stone fronted 3 bed semi-detached town house comes to the market in very good order throughout.

The property comprises of entrance porch, sitting room, kitchen, 3 double bedrooms, ensuite and bathroom.

While constructed over 100 years ago, No. 1 Irish Street has been modernised and upgraded in recent years. Stone and mortar construction, slate apex roof, timber frame double glazed sash style windows, feature red brick surround to windows and door in keeping with the style and character of the building.

Ample street parking with small courtyard and storage shed to side of the property.

Excellent investment opportunity or ideal starter home.

ACCOMMODATION

Entrance Porch 1.110m x 1.641m (3'8" x 5'5"). Tiled floor, Fuse Box, Timer for Central Heating.

Living Room 3.846m x 7.607m (12'7" x 24'11"). Semi-solid Beech flooring. Solid Fuel Stove with back boiler. Hotpress off (under stairs)

Kitchen 4.273m x 4.822m (14' x 15'10"). Tiled flooring. Fully fitted kitchen units. Electric Cooker, with hob and extractor fan. Storage under stairs.

Landing 4.840m x 1.730m (15'11" x 5'8"). Timber flooring

Bedroom 1 2.983m x 4.774m (9'9" x 15'8"). Timber flooring. Attic Access.

Bedroom 2 2.766m x 3.447m (9'1" x 11'4"). Timber flooring.

Bathroom 1.296m x 2.772m (4'3" x 9'1"). Triton T90sr Electric Shower over bath, with wc, whb.

Bedroom 3 4.925m x 3.963m (16'2" x 13'). Timber flooring. Built in Wardrobe.

Ensuite 2.180m x 1.245m (7'2" x 4'1").





KEY FEATURES

Town Location
Granite Stone Finish
Storage Sheds
Walking distance to all amenities

SERVICES

OFCH
Solid Fuel Stove with Back Boiler
Mains Water & Sewerage



BER DETAILS

BER: D2
BER No: 111591186
Energy Performance Indicator: 281.03 kWh/m2/yr



ASKING PRICE

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FURTHER INFORMATION/VIEWING

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

DNG O'Connor & O'Connor
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PSL No. 001161

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