



9 Patrick's Way, Ryland Wood, Bunclody, Co Wexford

Asking Price: €299,000



O'CONNOR & O'CONNOR

DESCRIPTION

Nestled within the picturesque landscape just a leisurely stroll away from the charming town of Bunclody, this exquisite 4-bedroom bungalow offers the epitome of countryside elegance combined with convenient access to modern amenities.

9 Patrick's Way itself, boasts a timeless design, with a tastefully curated exterior exuding warmth and inviting charm. Just step into a realm of refined taste and sophistication, where every detail exudes timeless charm and superior craftsmanship.

As you approach the property, a beautifully landscaped garden unfolds, with manicured lawns, vibrant foliage, inviting you to unwind amidst nature's splendour, creating a serene ambiance.

Step inside, and you are greeted by a spacious foyer adorned with tasteful bright and spacious decor. The interior seamlessly blends modern comforts and elegance, creating an atmosphere of understated luxury.

Beyond the confines of this enchanting abode lies the vibrant town of Bunclody, where an array of amenities awaits. From championship golf courses and top-rated schools to bustling supermarkets and quaint eateries, everything you need is just moments away. Plus, with easy access to the main M9 and M11 motorways, exploring the wider region is effortless.

In summary, this beautifully presented 4-bedroom bungalow offers not just a home, but a lifestyle of unparalleled comfort, convenience, and natural beauty. Experience the best of both worlds in this idyllic retreat, where tranquility meets modern luxury.

ACCOMMODATION

Entrance Hall 4.16m x 9.19m (13'8" x 30'2").

Living Room 5.17m x 4.23m (17' x 13'11").

Kitchen/Dining Room 3.32m x 7.99m (10'11" x 26'3").

Utility Room .90m x 1.80m (.295'3" x 5'11").

Conservatory 2.79m x 3.11m (9'2" x 10'2").

Family Bathroom 3.32m x 2.11m (10'11" x 6'11").



Bedroom 1 3.80m x 3.93m (12'6" x 12'11").

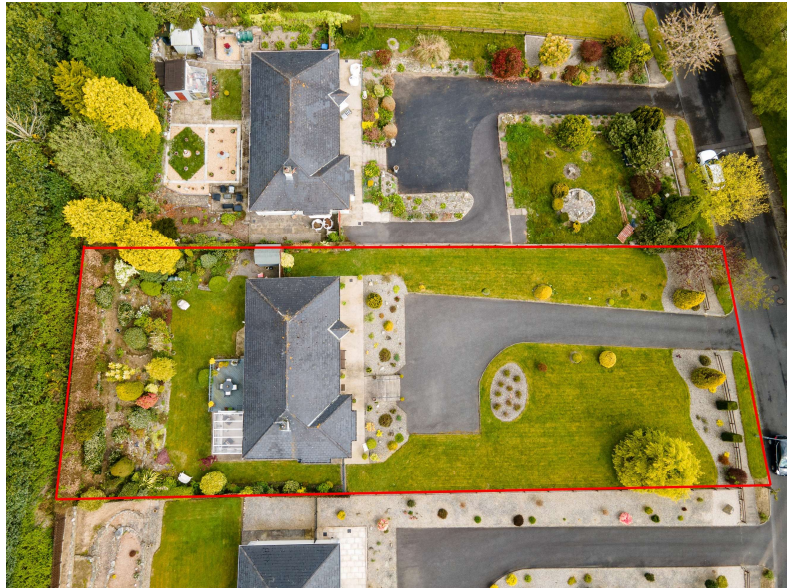
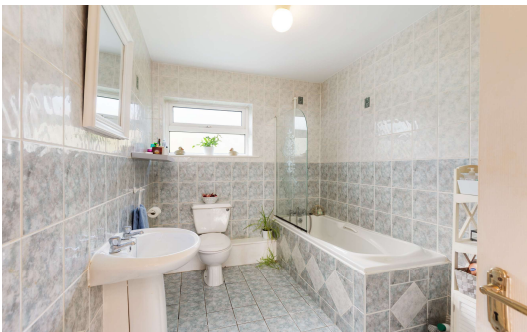
Bedroom 2 3.68m x 3.02m (12'1" x 9'11").

Ensuite Bathroom 2.2m x 0.86m (7'3" x 2'10").

Bedroom 3 3.06m x 2.74m (10' x 9').

Bedroom 4 3.06m x 2.72m (10' x 8'11").

SERVICES: Mains Water, Mains Sewerage, OFCH



BER DETAILS

BER: C2

BER No: 103945762

Energy Performance Indicator: 189.7 kWh/m²/yr

Ground Floor



Total area: approx. 130.4 sq. metres



FURTHER INFORMATION/VIEWING

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

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