



**Kilbranish, Bunclody, Co.
Wexford**

Y21W960

Asking Price: €299,000



DESCRIPTION

Nestled in a picturesque and serene location, this beautifully presented 5-bedroom bungalow is a gem. Situated just 6 km from the charming town of Bunclody, this property offers convenient access to a range of amenities, including a championship golf course, primary and secondary schools, supermarkets, library and many more.

The bungalow is in immaculate, move-in-ready condition. It is accessed via entrance piers and walls with timber gates, leading onto a tarmac driveway. The property is surrounded by natural hedging, with gardens laid to lawn and a decking area extending from the kitchen to fully appreciate the breathtaking views.

Originally constructed in the early 1980s, the bungalow was extended in the 1990s to the side and rear, enhancing its space and functionality. The setting offers stunning vistas of Mount Leinster and the Blackstairs Mountains, as well as the surrounding countryside. The location is ideal for those who enjoy outdoor activities, being close to local walking and biking trails.

ACCOMMODATION

Entrance Hallway 3.62m x 8.90m (11'11" x 29'2").

Living Room 4.06m x 3.95m (13'4" x 13'). Laminate flooring. Solid fuel stove.

Family Room 3.12m x 5.20m (10'3" x 17'1"). Ceramic tiles, red brick fireplace with solid fuel stove.

Kitchen 3.83m x 5.20m (12'7" x 17'1"). Ceramic tiles fully fitted kitchen with island.

Shower Room 3.12m x 1.77m (10'3" x 5'10"). Tiled floor and walls, shower cubicle with Triton T90 electric shower, wc, whb.

Bedroom 1 3.12m x 4.26m (10'3" x 14'). Carpet flooring

Bedroom 2 2.90m x 3.59m (9'6" x 11'9"). Carpet flooring. Jack & Jill ensuite.

Bedroom 3 2.85m x 3.59m (9'4" x 11'9"). Carpet flooring. With Jack & Jill Ensuite.

Bedroom 4 2.85m x 2.91m (9'4" x 9'7"). Carpet flooring.





Bedroom 5 2.85m x 2.70m (9'4" x 8'10"). Carpet flooring.

Workshop 4.292m x 4.187m (14'1" x 13'9"). With electric power, water pump.

KEY FEATURES

- Scenic Setting
- Showhouse presentation
- 5 Bedrooms
- Solid fuel stoves



BER DETAILS

BER: C2

BER No: 107242976

Energy Performance Indicator: 196.39 kWh/m²/yr

ASKING PRICE

Asking Price: €299,000

Ground Floor



Total area: approx. 130.2 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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