



Church Road, Bunclody, Co Wexford

Y21R678

Offers in excess of: €295,000



DESCRIPTION

Church Road, Bunclody, Co. Wexford

Prime 3-Bedroom End of Terrace with Exceptional Development Potential

Located on one of Bunclody's most sought-after roads, this spacious three-bedroom end-of-terrace residence offers a rare opportunity to acquire a home with both immediate appeal and significant future potential. Extending to approx. 147m² and set on a generous site, the property boasts an expansive rear garden, ideal for extension or development (subject to planning permission).

Just a short stroll from Bunclody Town Centre, this well-positioned home features a bright, well-proportioned layout and a large private garden, making it an excellent choice for homeowners, developers, or investors alike.

Opportunities of this calibre in such a prime location are few and far between.

ACCOMMODATION

Entrance Hallway: 4.05m x 1.89m (13'3" x 6'2"). Bright and welcoming with a carpeted floor and stairs, neutrally decorated to create a warm and timeless first impression.

Living Room: 4.05m x 3.23m (13'3" x 10'7"). A comfortable and inviting space featuring a carpeted floor, open fireplace, and a large window overlooking the front of the property, allowing for plenty of natural light.

Family Room: 2.27m x 5.22m (7'5" x 17'2"). A cosy and versatile space with a carpeted floor, built-in dresser unit, and a window to the rear, offering views of the garden and plenty of natural light.

Kitchen: 5.86m x 4.91m (19'3" x 16'1"). Bright and spacious with a tiled floor, featuring built-in shaker-style units, laminate countertops, an electric hob, and a built-in eye-level electric oven. A large rear window and two Velux windows flood the room with natural light. Door provides direct access to the rear garden.

Pantry: 2.27m x 1.46m (7'5" x 4'9"). Conveniently accessed from the kitchen, this walk-in pantry offers valuable additional storage space, ideal for dry goods and kitchen essentials.





W.C: 2.27m x 1.59m (7'5" x 5'3"). A practical and neatly presented downstairs guest toilet, complete with WC and wash hand basin.

Dining Room: 4.05m x 3.15m (13'3" x 10'4"). A warm and inviting space with a carpeted floor, window overlooking the front of the property, and a timber-panelled feature wall adding character and charm.

Landing: 4.63m x 1.83m (15'2" x 6'). A bright, carpeted space featuring dual-aspect windows that flood the area with natural light throughout the day.



Bedroom 1: 4.60m x 3.23m (15'1" x 10'7"). Spacious bedroom with a window overlooking the front of the property, built-in wardrobes, and carpeted floors for comfort.

Bedroom 2: 4.59m x 3.19m (15'1" x 10'6"). Comfortable carpeted bedroom featuring partially panelled walls, built-in wardrobes, and a window overlooking the front of the property.



Bedroom 3: 2.29m x 3.21m (7'6" x 10'6"). Cozy bedroom with carpeted flooring and a window overlooking the rear garden.

Bathroom: 2.29m x 3.23m (7'6" x 10'7"). Featuring tiled walls and a distinctive avocado green bathroom suite, this room includes a built-in vanity unit surrounding the wash hand basin for added storage and style.



W.C: 0.96m x 1.38m (3'2" x 4'6"). Separate WC area from the main bathroom, providing added convenience and practicality.



BER DETAILS

BER: E1

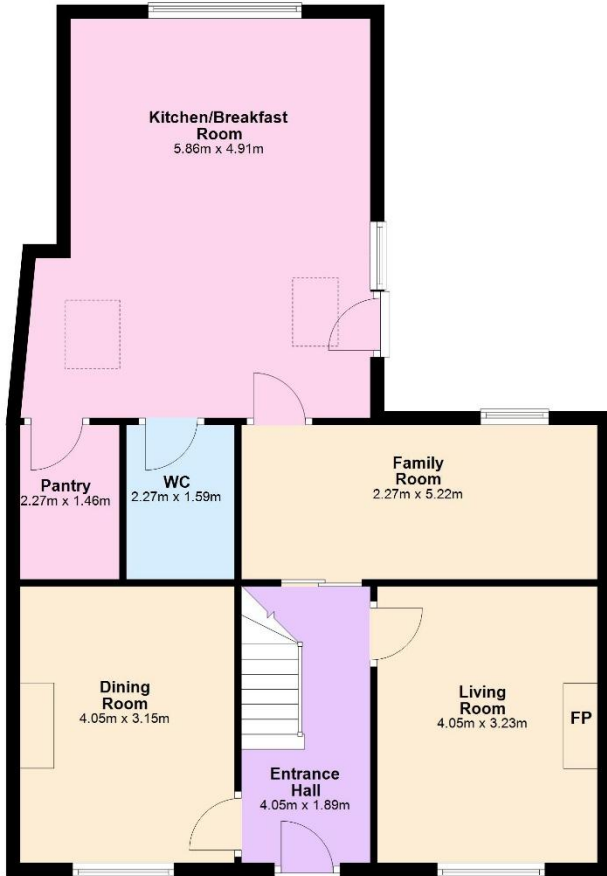
BER No: 118579887

Energy Performance Indicator: 306.55kWh/m2/yr
kWh/m2/yr

ASKING PRICE

Offers in excess of €295,000

Ground Floor



First Floor



FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor.

For further information please contact:

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PSL No. 004577

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