



15 Old Forest, Bunclody, Wexford

Y21WA00

Asking Price: €255,000



3



2



Sq m
113.0



DOUGLAS NEWMAN GOOD
DNG

O'CONNOR & O'CONNOR

DESCRIPTION

This stunning 3 bed semi-detached residence is located in the very popular and well-maintained development of Old Forest just a gentle stroll (1.5km) to the town centre and all amenities.

The property is presented in excellent decorative throughout - all that is required is the front door key.

Built in c. 2007 of timber frame construction. Approached by tarmac driveway, with side access to the rear garden which has been laid with all-weather grass for easy maintenance, gravel and a foundation for an outdoor office or garden room.

Briefly comprising of 3 bedrooms, bathroom, ensuite, kitchen, utility, wc, living room. Property comprises c. 113 m²

LOCATION

Located 1.5km from the town of Bunclody. Take Killealy road, for 1.5km Old Forest Development on left.

ACCOMMODATION

Entrance Hallway 2.613m x 4.026m (8'7" x 13'3"). semi solid laminate flooring.

Sitting Room 3.695m x 3.453m (12'1" x 11'4"). Timber flooring with french doors leading to kitchen. Cornicing and centre roses. Marble fireplace

Kitchen 4.834m x 3.262m (15'10" x 10'8"). Fully fitted kitchen, with Timber flooring.

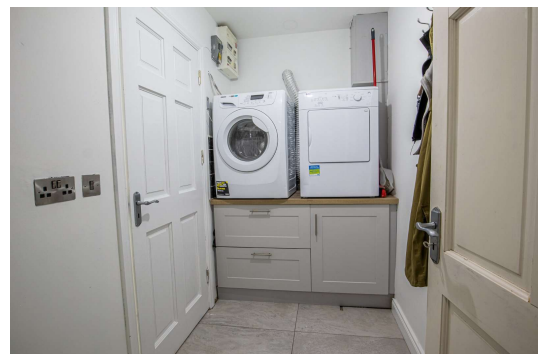
Utility 1.479m x 2.599m (4'10" x 8'6"). with wc off (WC 1.474 x 1.407)

Landing 1.078m x 2.268m (3'6" x 7'5"). Attic Access. Stairs and landing carpeted.

Bathroom 2.909m x 3.048m (9'7" x 10'). whb, wc, bath, access to hotpress

Bedroom 1 3.242m x 4.798m (10'8" x 15'9"). with Ensuite & Built in Wardrobe. Carpet flooring.

Ensuite 1.873m x 1.877m (6'2" x 6'2"). Tiled floor. Triton T90 Si Electric Shower. whb, wc, mirror & shaving light.





Bedroom 2 3.946m x 3.683m (12'11" x 12'1"). Carpet flooring

Bedroom 3 2.634m x 4.142m (8'8" x 13'7"). Carpet flooring.

KEY FEATURES

Walking distance to all amenities
Excellent Decorative Order
Very popular & well maintained development

SERVICES: OFCH, Mains Water & Sewerage



BER DETAILS

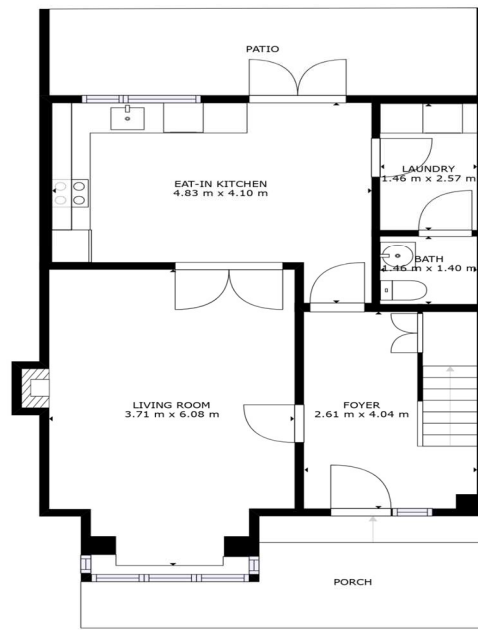
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Energy Performance Indicator: 178.51 kWh/m2/yr

ASKING PRICE

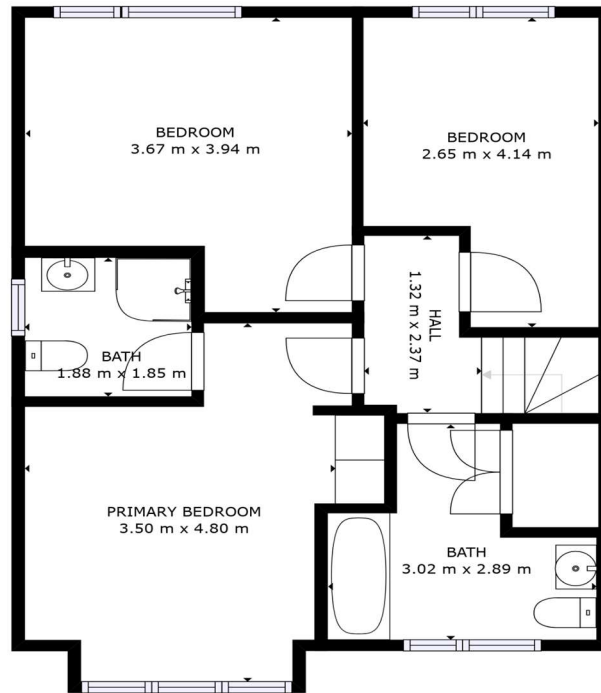
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GROSS INTERNAL AREA
 FLOOR 1: 57 m², FLOOR 2: 55 m²
 EXCLUDED AREAS: , PATIO: 12 m²
 PORCH: 10 m²
 TOTAL: 113 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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FLOOR 2



FURTHER INFORMATION/VIEWING

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

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 info@dngoconnorandooconnor.ie



PSL No.004577

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