



## Tudor Lodge, Ryland Upper, Bunclody, Co. Wexford

**Y21TW99**

Asking Price: €425,000



4



3



Sq m  
211.4





## DESCRIPTION

Tudor Lodge is a detached family home located within walking distance of the town of Bunclody and all amenities and yet surrounded by c. 0.7 acre of gardens and paddock. Approached by private gateway and gravel driveway leading to this beautifully presented home with welcoming portico to the front to enjoy the magnificent views of the surrounding gardens and countryside.

This family home is very tastefully presented in a neutral pallet and is a bright and spacious home, which boasts on ground floor, 3 reception rooms, large kitchen /dining room, bathroom, and laundry room, first floor 4 bedrooms, ensuite and bathroom.

The rear garden and side patio area enjoys a southerly aspect. With all said, this beautiful home enjoys all the ambience of a country retreat and all the conveniences of a town house..... A rare find to come to the market.....

## ACCOMMODATION

### Ground Floor

**Entrance Hall** 1.87m x 5.58m (6'2" x 18'4"). Carpet flooring. Staircase off.

**Sitting Room** 5.18m x 3.78m (17' x 12'5"). Carpet flooring. Mahogany fireplace with cast iron insert.

**Dining Room** 4.2672m x 3.81m (14' x 12'6"). Carpet flooring.

**Living Room** 3.85m x 5.37m (12'8" x 17'7"). Laminate timber flooring with marble fireplace and stove insert. French doors leading to patio and garden.

**Kitchen/Dining Room** 7.18m x 4.06m (23'7" x 13'4"). Solid Oak Kitchen, with feature antique style brick chimney breast with OFCH Stanley cooker.

**Laundry Room** 2.04m x 0.98m (6'8" x 3'3"). Plumbed for washing machine. Shelving.

**Back Hall** 1.2192m x 1.8288m (4' x 6'). Timer for Central Heating, Fuse board, Alarm system.

**Bathroom** 2.38m x 2.08m (7'10" x 6'10"). Bath with shower, w.c, whb. Tiled floor to ceiling.







## First Floor

**Master Bedroom** 3.66m x 5.97m (12' x 19'7"). Carpet floorings. Built in Wardrobe.

**Ensuite** (0.95m x 2.41m) Triton Electric T90 Shower with wc, whb, tiled floor to ceiling in shower and half.

**Bedroom 2** 3.66m x 5.10m (12' x 16'9"). Carpet flooring

**Bedroom 3** 5.0292m x 3.5052m (16'6" x 11'6"). Carpet flooring. Bay Window.

**Bathroom** 1.20m x 2.16m (3'11" x 7'1"). Shower, wc, whb.

**Bedroom 4 (Study)** 3.1496m x 2.794m (10'4" x 9'2"). Carpet flooring.

## KEY FEATURES

- Walking distance to all amenities
- Beautifully presented.
- 3 Reception Rooms
- 3 Bathrooms
- c. 0.7 acre of garden & paddock
- Private gated entrance.



## BER DETAILS

BER: D2

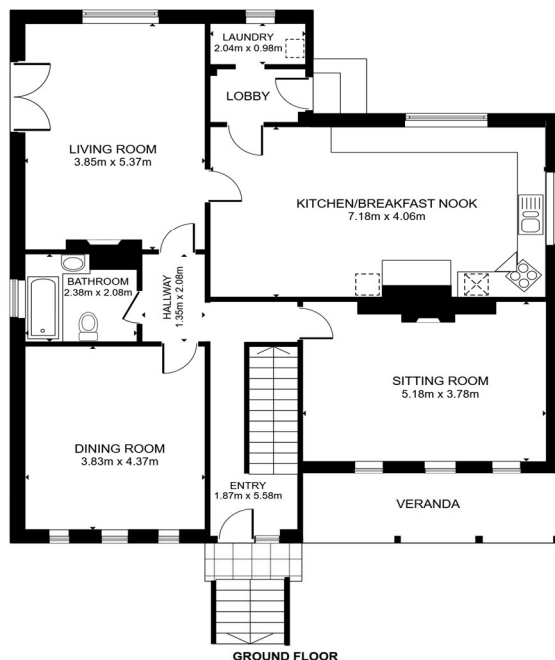
BER No: 116125170

Energy Performance Indicator: 278.95 kWh/m2/yr

## SERVICES

Private Well Water, Private Septic Tank, OFCH





GROUND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR 119.4 m<sup>2</sup> FLOOR 1 92.0 m<sup>2</sup>  
EXCLUDED AREAS : VERANDA 8.1 m<sup>2</sup>  
TOTAL : 211.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 119.4 m<sup>2</sup> FLOOR 1 92.0 m<sup>2</sup>  
EXCLUDED AREAS : VERANDA 8.1 m<sup>2</sup>  
TOTAL : 211.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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. 001161

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