

Main Street, Bunclody, Co. Wexford

sq m 159.1

Asking Price: €149,000







DESCRIPTION

Located on Main Street in the centre of Bunclody's thriving town, this fine three storey residence is conveniently located within walking distance of all amenities.

Pitch roof extension to the rear of the property was added in the early 1960's and is constructed of concrete block, with the main building constructed in excess of 200 years and is of stone and mortar construction.

The property briefly comprises entrance hallway, living room/kitchen, sitting room, 2 bedrooms, bathroom, and 2 large attic storage rooms on the third floor which are suitable for conversion for further living accommodation.

Open area to rear with side access via archway from the Main Street.

Services include mains water and sewerage, electricity supply, OFCH and open fire.

Excellent Investment Opportunity.

ACCOMMODATION

Entrance foyer 1.64m x 2.34m (5'5" x 7'8").

Entrance Hallway 0.82m x 4.51m (2'8" x 14'10").

Kitchen/Living Area 4.20m x 4.50m (13'9" x 14'9").

Back Hallway $1.04m \times 2.03m (3'5'' \times 6'8'')$. Stairs leading to 1st floor

Sitting Room (Optional 3^{rd} Bedroom) 3.27m x 6.01m (10'9" x 19'9"). Fireplace with Stove insert.

Bathroom 2.95m x 2.08m (9'8" x 6'10"). Bath, wc, whb.

Bedroom 1 2.58m x 5.23m (8'6" x 17'2").

Inner Landing (between Bed 1&2) $1.28m \times 0.86m$ (4'2" $\times 2'10$ "). With stairs leading to attic rooms.

Bedroom 2 5.48m x 4.95m ($18' \times 16'3''$). With separate door access via stairway leading to 2 attic rooms.







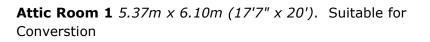




Main St, Bunclody, Co Wexford







Attic Room 2 2.69m x 6.10m (8'10" x 20'). Suitable for Conversion.

KEY FEATURES

- Town location / Walking distance to all amenities
- Excellent Investment Opportunity
- Three storey property
- All mains services
- Attic suitable for conversion

Look through this property: https://my.matterport.com/show/?m=T7AaTzJqZnU

Take a look at the surroundings:https://youtu.be/1o3UrlsgLxU



BER DETAILS

BER: G BER No: 115539272 Energy Performance Indicator: 783.38 kWh/m2/yr

ASKING PRICE

Asking Price: €149,000











FURTHER INFORMATION/VIEWING

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

Barty O'Connor 053 93 77147 info@dngoconnorandoconnor.ie





PSL No. 001161

DNG O'Connor and O'Connor for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely the descriptions, dimensions, references to condition nor necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG O'Connor and O'Connor has any authority to make or give representation or warranty whatsoever in relation to this development. DNG O'Connor and O'Connor accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure.