



## Main Street, Bunclody, Co. Wexford

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 x 2.03m (3'5" x 6'8"). Stairs leading to 1st floor

**Sitting Room (Optional 3<sup>rd</sup> 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 x 0.86m (4'2" x 2'10"). With stairs leading to attic rooms.

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





**Attic Room 1** 5.37m x 6.10m (17'7" x 20'). Suitable for Conversion

**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

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## 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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