



Ark Manor, Boolamore, Bunclody, Co. Wexford

Y21XN22

Guide Price: €445,000



DOUGLAS NEWMAN GOOD
DNG
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DESCRIPTION

Welcome to Boolamore, Bunclody, Co. Wexford, an impressive, detached family residence extending to four spacious bedrooms, each with its own ensuite bathroom, offering exceptional comfort and privacy for modern family living.

Constructed in c. 2004 and standing on a beautifully maintained site of c. 0.49 acres, this substantial home is set amidst mature landscaped gardens in the peaceful townland of Boolamore, just c.9km from Bunclody town centre and its excellent range of shops, schools, sporting facilities, and local amenities.

Designed with quality and practicality in mind, the property benefits from a solid concrete first floor, providing excellent sound insulation between levels and enhancing the overall sense of durability and comfort throughout the home.

Surrounded by attractive gardens and enjoying a tranquil countryside setting, this property offers generous living accommodation together with the perfect balance of rural tranquillity and convenient access to nearby towns. Presented in excellent condition throughout, this is a wonderful opportunity to acquire a spacious family home in one of North Wexford's most sought-after rural locations.

ACCOMMODATION

Entrance Hall: 2.30m x 3.19m (7'7" x 10'6").

Bright and welcoming entrance hallway featuring tiled flooring and an attractive archway leading to the inner hallway.

Inner Hallway: 3.62m x 3.62m (11'11" x 11'11").

Spacious inner hallway with tiled flooring, complemented by a beautiful solid oak staircase featuring a carpeted runner.

Sitting Room: 4.73m x 4.03m (15'6" x 13'3").

Bright and spacious dual-aspect living room featuring a bay window to the front, allowing an abundance of natural light to flood the space.

Living Room: 4.73m x 4.41m (15'6" x 14'6").

Bright and spacious dual-aspect living room featuring solid wood flooring and a beautiful marble fireplace with black marble hearth and open fire. This welcoming space enjoys an abundance of natural light and flows seamlessly into the open-plan kitchen/dining area.

Kitchen/Dining Room: 3.59m x 8.17m (11'9" x 26'10").

Beautifully appointed kitchen featuring tiled flooring, cream solid wood fitted units, and premium quartz worktops. Oil-fired range cooker adds both character and functionality. A bright and spacious room, ideal for family living and entertaining.





Utility Room: 3.59m x 2.40m (11'9" x 7'10").

Practical utility room with tiled flooring, built-in cream solid wood storage units and quartz worktops, providing excellent additional workspace and storage. Complete with sink unit and door leading to the guest WC.

WC: 1.77m x 1.53m (5'10" x 5').

Fully tiled guest WC comprising WC and wash hand basin.

Landing: 5.90m x 3.19m (19'4" x 10'6").

Bright and spacious first-floor landing featuring carpeted flooring and an elegant crystal chandelier.



Bedroom 1: 3.49m x 4.88m (11'5" x 16').

Bright and spacious double bedroom with carpeted flooring and window overlooking the front of the property. This room further benefits from a private ensuite bathroom, providing added comfort and convenience.

Ensuite: 1.17m x 2.55m (3'10" x 8'4").

Fully tiled ensuite bathroom featuring a contemporary wet-room style shower area with electric shower, WC and wash hand basin, finished to a high standard throughout.



Bedroom 2: 3.59m x 4.88m (11'9" x 16').

Spacious double bedroom with carpeted flooring and window overlooking the rear of the property. This well-appointed room benefits from a walk-in wardrobe and private ensuite bathroom.

Ensuite: 2.54m x 2.83m (8'4" x 9'3").

Well-appointed ensuite bathroom featuring tiled walls & flooring, separate shower unit, luxurious Jacuzzi-style bath, WC and wash hand basin, providing the perfect space to relax and unwind.



Bedroom 3: 3.68m x 4.07m (12'1" x 13'4").

Generous double bedroom with carpeted flooring and window overlooking the rear of the property. This spacious room benefits from a walk-in wardrobe and private ensuite bathroom, offering excellent storage and comfortable living accommodation.

Ensuite: 2.54m x 1.24m (8'4" x 4'1").

Fully tiled ensuite bathroom featuring a modern wet-room style shower area with electric shower, WC and wash hand basin.



Bedroom 4: 3.47m x 4.03m (11'5" x 13'3").

Bright and spacious bedroom featuring tiled flooring and a window overlooking the front of the property. This room further benefits from a private ensuite bathroom.

Ensuite: 1.16m x 2.26m (3'10" x 7'5").

Fully tiled ensuite bathroom featuring a modern wet-room style shower area with electric shower, WC and wash hand basin, offering both style and practicality.

Ground Floor



First Floor



Total area: approx. 214.7 sq. metres

BER DETAILS

BER: B

BER No: 119593051

Energy Performance Indicator: 132.21kWh/(m².y)
kWh/m²/yr

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

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GUIDE PRICE

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PSL No. 004577

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