



**8 Mount Leinster Park,
Kilmyshall, Bunclody, Co.
Wexford Y21E738**

Asking Price: €229,000



O'CONNOR & O'CONNOR

DESCRIPTION

Set in a most idyllic setting, this 4 bedroom semi-detached property comes to the market in excellent decorative order throughout.

The property is approached by a tarmacadam and concrete drive leading to a beautifully presented rear garden with garage. The house is very generous in size, featuring a large kitchen and dining room, living room with a solid fuel stove, bathroom, ensuite and four double bedrooms.

Kilmishall is a charming village offering a peaceful lifestyle with the convenience of being close to Bunclody town . Easily accessible via the main N80, providing convenient access to nearby towns and amenities. Local primary school is just a short stroll away, with crèche facilities in the area.

The property's generous size and excellent decorative order makes it a very desirable family home.



ACCOMMODATION

Entrance Hall 4.77m x 1.83m (15'8" x 6'). Tiled floor, stairs off. Storage closet

Living room 3.872m x 3.474m (12'8" x 11'5"). Semi solid timber flooring. Solid fuel stove on marble base. Coving and centre piece.



Dining room 3.47m x 5.36m (11'5" x 17'7"). Tiled flooring

Kitchen 3.15m x 3.91m (10'4" x 12'10"). Tiled flooring, fully fitted kitchen with integrated dishwasher, oven, hob and extractor fan.

Utility Room 2m x 3.91m (6'7" x 12'10"). plumbed for washing machine. storage press off. Tiled flooring. timer for central heating - 3 zones (ground floor, first floor, hot water)

Bedroom 4 3.64m x 2.92m (11'11" x 9'7"). Solid oak flooring with built in wardrobe. Ensuite.



Ensuite 0.89m x 2.89m (2'11" x 9'6"). wet area, wc, & whb, electric shower



Landing 2.60m x 1.83m (8'6" x 6'). Carpet flooring, hotpress off, attic access.

Bathroom 1.70m x 2.03m (5'7" x 6'8"). wc, whb, bath with triton t. 90 electric shower off.

Bedroom 1 3.52m x 3.43m (11'7" x 11'3"). Built in wardrobe, carpet flooring, shelving.

Bedroom 2 3.87m x 3.43m (12'8" x 11'3"). Carpet flooring. Built in Wardrobe

Bedroom 3 2.93m x 2.69m (9'7" x 8'10"). Built in wardrobe, carpet flooring, shelving.

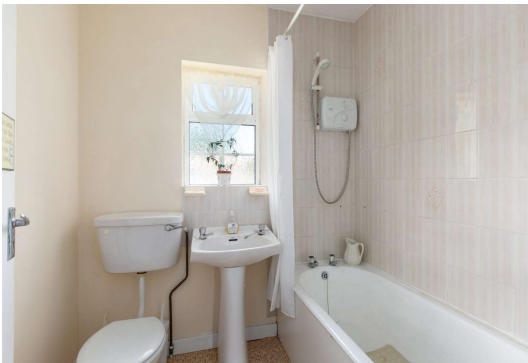


Attic 3.009m x 3.995m (9'10" x 13'1"). Styra stair access. Carpet flooring.

Garage 5.646m x 3.13m (18'6" x 10'3").

KEY FEATURES

Close to schools
village location
detached garage
OFCH, Mains Water & Sewerage



BER DETAILS

BER: c3
BER No: 106826175
Energy Performance Indicator: 211.69 kWh/m2/yr

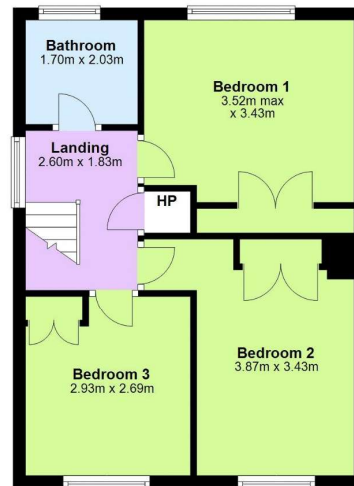
ASKING PRICE

Asking Price: €229,000

Ground Floor



First Floor



Total area: approx. 112.4 sq. metres

FURTHER INFORMATION/VIEWING

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

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