



Final Stage Of Development, at *Old Forest Bunclody*, CoWexford.

Asking Price From : 4 Bed Semi €305,000,
4 Bed Det €355,000, 3 Bed Semi €285,000 (builders finish)



4



2



Sq m
134.2



O'CONNOR & O'CONNOR

DESCRIPTION

A Rated FINAL STAGE DEVELOPMENT at Old Forest, Bunclody, Co. Wexford
Old forest is a quality residential development within walking distance of Bunclody town and all its amenities, including championship golf course, excellent primary and secondary schools to name but a few.

These A Rated Smart & Efficient Family Homes are the final stage of the very popular development at Old Forest.

House Details

- A Rated
- Air to Water Heat Pump
- Partel Silvento Mechanical Ventilation
- Concrete Block /Timber Frame Build
- Windows and Doors Future Proof Windows with composite front door and Alloy back door.
- High end kitchen and sanitary ware (Optional 6k Allowance)
- Main Bathroom with separate showers.
- Pressurized plumbing
- Moulded skirting and architraves
- Contemporary prefinished internal doors with chrome ironmongery throughout.
- Tarmacadam driveway
- Green Mortgage Approval
- 10-year Home Bond Guarantee
- Seeded rear garden fully fenced.
- Separation boundaries concrete post and board with timber fencing
- All homes with side access and 2 car parking
- Structure - finishes to front with a brick block facade, concrete roof tiles.
- External water connection
- Fascia and Soffit are finished in maintenance free pvc.
- Plumbing for external electric car charger
- High Speed Broadband capable.





ACCOMMODATION

Entrance Hall 2.27m x 4.18m (7'5" x 13'9").

Living Room 4.17m x 5.04m (13'8" x 16'6").

Kitchen / Dining Room 6.53m x 3.62m (21'5" x 11'11").

Laundry Room 3.04m x 1.94m (10' x 6'4").

WC 1.63m x 1.56m (5'4" x 5'1").

Bedroom 1 2.93m x 4.17m (9'7" x 13'8").

Landing 2.46m x 3.48m (8'1" x 11'5").

Bedroom 2 4.04m x 3.19m (13'3" x 10'6").

Bathroom 2.67m x 1.98m (8'9" x 6'6").

Master Bedroom 3 4.04m x 4.37m (13'3" x 14'4"). with Ensuite

Ensuite Bathroom 2.49m x 1.22m (8'2" x 4').

Bedroom 4 3.07m x 2.26m (10'1" x 7'5").



SERVICES: All mains services

BER DETAILS

BER: A2 BER No: 116508417

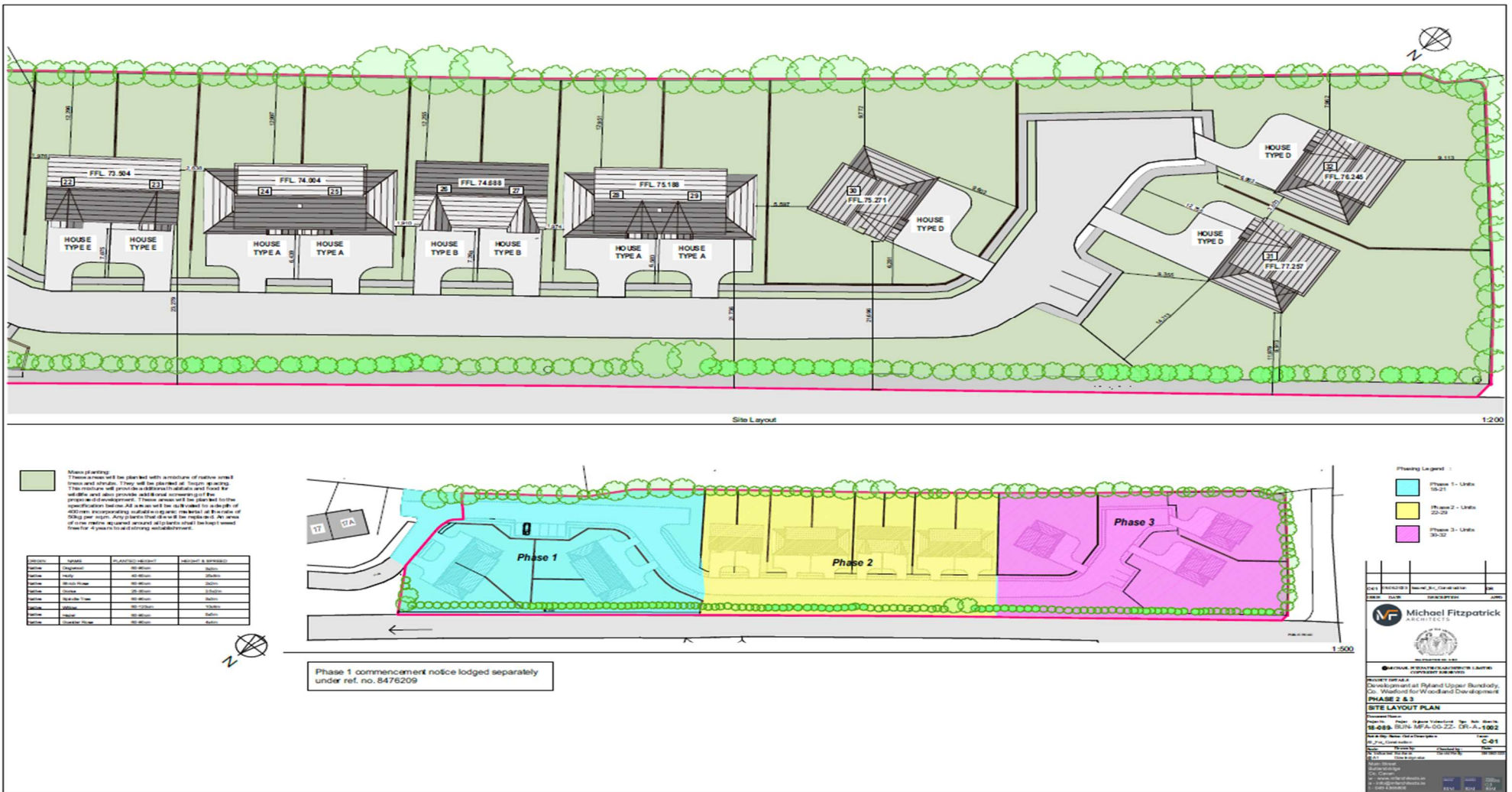
Energy Performance Indicator: 28.23 kWh/m²/yr

Take a Walk Through:

<https://my.matterport.com/show/?m=8nUen1wgGv1>

View the surroundings:-

<https://youtu.be/-KNCRKM1yt8>



FURTHER INFORMATION/VIEWING

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

Barty O'Connor,
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 info@dngoconnorandooconnor.ie



PSL No. 001161

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