



25 Castlepark, Castlerock, Bunclody, Co Wexford

Y21 T6R0

Guide Price: €285,000



3



3



Sq m
121.0

BER C1

DOUGLAS NEWMAN GOOD
DNG
O'CONNOR & O'CONNOR

DESCRIPTION

Welcome to No. 25 Castlepark, a charming three-bedroom semi-detached home located in the highly desirable Castlerock private development. Offering a harmonious blend of comfort, convenience, and modern living, this property enjoys an enviable position within easy walking distance of essential amenities, including both primary and secondary schools, public transport links, sporting facilities, and a championship golf course.

Perfectly situated just off the main Bunclody–Carlow Road (N80) on the Carlow/Wexford border, Castlerock boasts a strategic location that allows effortless access to key surrounding towns and services. Established in 2005, the development is thoughtfully laid out across three distinct areas—Castle View, Castle Park, and Castle Court—and features an appealing mix of detached, semi-detached, and terraced homes enhanced by generous open green spaces.

This attractive Tudor-style property offers timeless character, with a part brick façade, PVC double-glazed windows, and a solid hardwood front door. Inside, the home provides well-proportioned and functional living spaces, including three bedrooms (one ensuite), a family bathroom, kitchen, pantry, utility room with guest WC, and a bright, welcoming living room. To the rear, the garden enjoys picturesque countryside views—an ideal backdrop for relaxation and outdoor enjoyment.

Meticulously maintained and presented in excellent condition, No. 25 Castlepark embodies the best of contemporary living in a peaceful, community-focused setting. Discover the exceptional lifestyle this beautiful home affords.

ACCOMMODATION

Entrance Hallway: 6.05m x 1.91m (19'10" x 6'3").

A bright and welcoming hallway featuring solid wood flooring and a warm, natural finish. Carpeted stairs add comfort and style while leading to the upper level.

Living Room: 4.91m x 3.56m (16'1" x 11'8").

A spacious, neutrally decorated living area with solid flooring and a charming timber fireplace complete with a black marble hearth and open fire. A front-facing window fills the room with natural light, while elegant double doors provide a seamless flow through to the kitchen.

Kitchen/Dining Room: 5.42m x 3.77m (17'9" x 12'4").

Featuring a tiled floor and a beautifully crafted kitchen with matching tiled splashback. Complete with built-in appliances for convenience, this bright and functional space opens





through double patio doors to the rear garden, creating an ideal setting for family dining and entertaining.

Storage/Pantry: 1.13m x 1.68m (3'8" x 5'6"). Conveniently accessed from the kitchen, this additional storage area offers valuable extra space—perfect for keeping essentials organised and out of sight. A practical and highly desirable feature for any busy home.

Utility Room: 2.62m x 1.68m (8'7" x 5'6").

A practical and well-designed space featuring a tiled floor and built-in units for added storage. Fully plumbed for a washing machine, with a convenient door leading directly to the WC.



WC: 1.48m x 1.68m (4'10" x 5'6").

A compact and functional space with a tiled floor, fitted with a WC and wash hand basin for convenience.

Landing: 1.94m x 3.77m (6'4" x 12'4").

A bright and spacious landing with a carpeted floor, providing a welcoming transition to the upper rooms.

Bedroom 1: 4.09m x 4.28m (13'5" x 14'1").

A bright and spacious room with timber flooring, featuring a front-facing window overlooking a peaceful green area.



Ensuite: 2.39m x 1.88m (7'10" x 6'2").

Stylishly finished with tiled floors and partially tiled walls, this ensuite includes a wash hand basin, WC, and a modern shower for comfort and convenience.

Bedroom 2: 4.28m x 2.93m (14'1" x 9'7").

A charming bedroom with timber flooring and a window offering serene views of the rear garden and surrounding countryside.

Bedroom 3: 4.85m x 2.51m (15'11" x 8'3").

A bright and inviting bedroom with timber flooring, featuring a window that overlooks the rear garden and picturesque countryside.



Bathroom: 1.94m x 1.77m (6'4" x 5'10"). A well-appointed bathroom with a tiled floor and partially tiled walls.

BER DETAILS

BER: C1

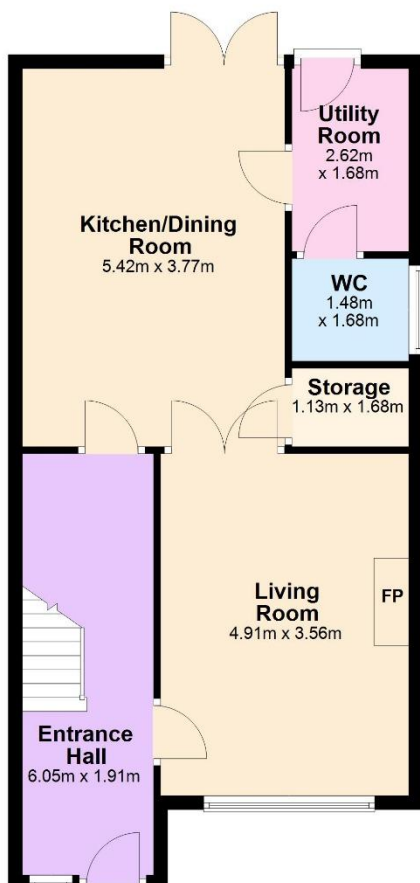
BER No: 118972256

Energy Performance Indicator: 156.04 kWh/m²/yr
kWh/m²/yr

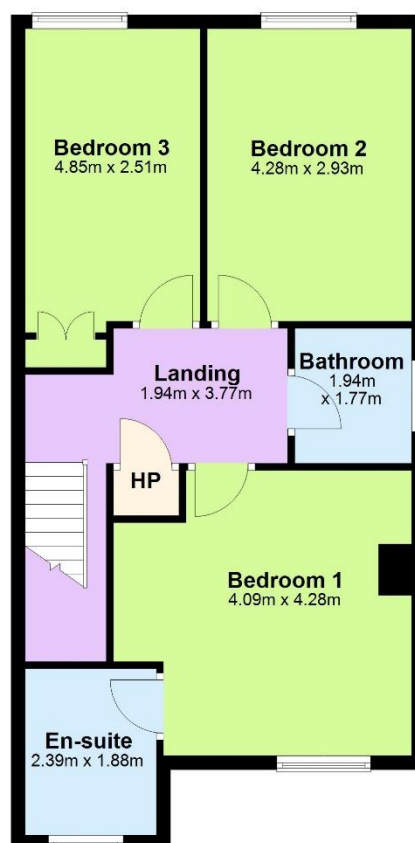
GUIDE PRICE

Guide Price: €285,000

Ground Floor



First Floor



Total area: approx. 120.5 sq. metres

FURTHER INFORMATION/VIEWING

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

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