

REA SOTHERN



Exquisite 4 bedroomed property on an elevated site surrounded by picturesque countryside

FOR SALE BY PRIVATE TREATY

**1 Bradan Brook
Kildavin
Bunclody
Co Wexford
Y21 DY82**

Offers invited in the region of €537,500



DESCRIPTION

Located just off the N80, close to the small village of Kildavin, and within a 5 minute drive of Bunclody,

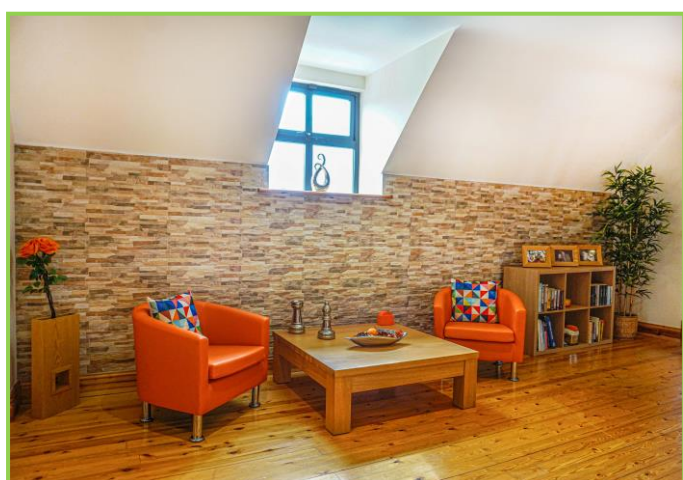
Dublin commuters have the option of linking with the N11 outside Camolin or the M9 near Carlow, depending on which approach to Dublin they wish to take.

Extending to c 268sq m (c.2885 sq ft), this wonderful home is beautifully proportioned and stands on a mature 1.13 acre (0.46 HA) site.

As the images confirm, the owners have been meticulous in their decoration and maintenance of this house which would make an exceptional family home

The extensive landing area would be ideal as a home office, alternatively, one of the bedrooms could easily convert for similar use.

Local amenities include Kildavin N.S, Conway's Bar & Restaurant with more amenities in Bunclody. Carlow is the closest major town, approx. 15 minutes' drive



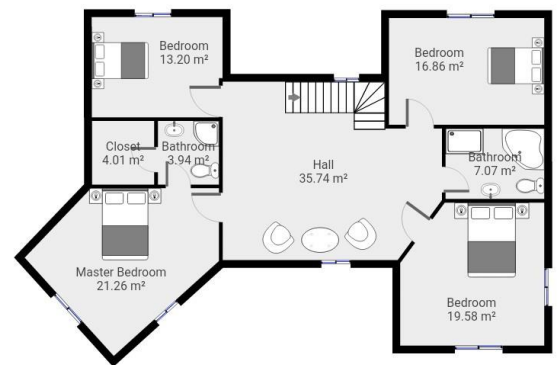
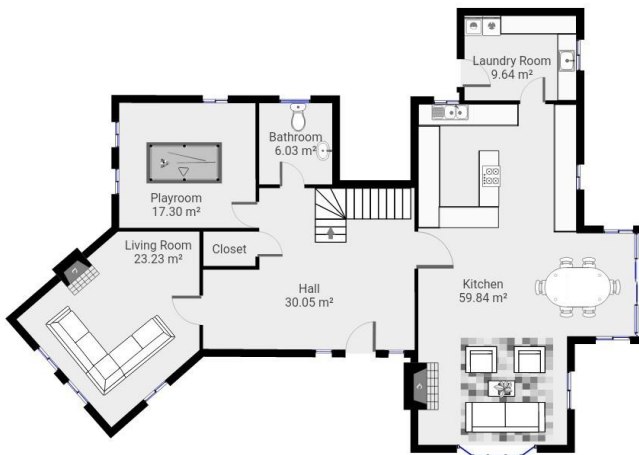
ACCOMMODATION

Ground Floor

- Entrance Hall: 30.05m²
- Kitchen/Dining Area ::59.84m²
- Laundry Room: 9.64m²
- Sitting Room: 20.23
- Playroom: 17.30m²
- Bathroom: 6.03m²

First Floor

- Hall: 35.74m²
- Master Bedroom: 21.26m²
- Closet: 4.01m²
- Ensuite: 3.94m²
- Bedroom 2: 13.20m²
- Bedroom 3: 16.86m²
- Bedroom 4: 19.58m²
- Bathroom: 7.07m²





PRICE

Offers are invited in the region of €537,500

VIEWING

By appointment

Contact the office

37 Dublin Street, Carlow

T: (059) 91 31218

F: (059) 91 43765

E: info@reasothersn.ie

www.realestatealliance.ie

For more photos of this property please go to our website WWW.REALESTATEALLIANCE/SOTHERN.IE

You can also view this property at

WWW.MYHOME.IE

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BER DETAILS:

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