



**28 Strawberry Hill,
Bunclody, Co Wexford**
Y21E899

Guide Price: €200,000

BER C1

DOUGLAS NEWMAN GOOD
DNG
O'CONNOR & O'CONNOR



3



2



Sq m
105.0

DESCRIPTION

New to the market, this superb three-bedroom semi-detached residence is located within walking distance of Bunclody town and all its amenities, set in a small, private, and well-maintained development of similar type properties. The home is presented in excellent condition throughout and is deceptively spacious, offering comfortable, modern living in a highly sought-after residential area.

Built in 2003, the property is of double row concrete block construction with a nap plaster outer finish, an apex slate roof, PVC double-glazed windows, a hardwood front door, and a patio door leading to the rear garden. Accommodation comprises a welcoming entrance hallway, a bright sitting room with feature fireplace, a spacious kitchen and dining area with patio access to the rear garden, a guest WC, three well-proportioned bedrooms (master bedroom ensuite), and a family bathroom.

The exterior features a fenced entrance, small lawned garden to the front with a cobble-lock entrance pathway and side access leading to a private rear garden, also laid to lawn. This property offers an ideal opportunity for first-time buyers or families seeking a home close to town, while also representing an excellent investment option with strong rental potential.

ACCOMMODATION

Entrance Hall: 4.30m x 2.49m (14'1" x 8'2").

A bright and spacious hallway with tiled flooring, offering a warm and welcoming entrance to the property. A side window allows for plenty of natural light, enhancing the airy feel of this inviting space.

Living Room: 6.29m 3.68m (20'8" 12'1").

A deceptively spacious living room featuring laminate flooring and a large timber fireplace with stove, creating a warm and inviting focal point. A generously sized window to the front fills the room with natural light, while double doors provide a seamless connection to the kitchen and dining area, perfect for modern family living.

Kitchen/Dining Room: 2.97m x 6.27m (9'9" x 20'7").

A bright and functional kitchen and dining area featuring a tiled floor and built-in maple-effect kitchen units with laminate countertops. A stylish tiled backsplash adds a modern touch, while double doors open directly onto the rear garden, creating a seamless flow for indoor-outdoor living and entertaining.





WC: A convenient guest W.C. featuring a tiled floor, fitted with a WC and wash hand basin. Practical and well-appointed, it completes the ground floor accommodation.

Landing: 1.74m x 3.83m (5'9" x 12'7").

A convenient guest W.C. featuring a tiled floor, fitted with a WC and wash hand basin. Practical and well-appointed, it completes the ground floor accommodation.

Bedroom 1: 4.43m x 3.68m (14'6" x 12'1").

A spacious master bedroom with timber flooring and a built-in wardrobe, offering both style and practicality. Two Velux windows to the front of the property flood the room with natural light, and a door provides direct access to the ensuite bathroom, creating a private and comfortable retreat.



En-suite: 1.69m x 2.50m (5'7" x 8'2").

A well-appointed ensuite featuring fully tiled floors and partially tiled walls for a modern, clean finish. It is fitted with an electric shower, WC, and wash hand basin, providing a practical and stylish private bathroom for the master bedroom.

Bedroom 2: 2.98m x 3.68m (9'9" x 12'1").

A bright and comfortable bedroom featuring timber flooring and built-in wardrobes, offering excellent storage space. A window to the rear of the property fills the room with natural light, creating a welcoming and practical space.



Bedroom 3: 2.98m x 2.99m (9'9" x 9'10").

A well-proportioned bedroom with timber flooring and a window to the rear, allowing plenty of natural light. Ideal as a child's bedroom, guest room, or home office.

Bathroom: 1.86m x 2.34m (6'1" x 7'8").

A stylish family bathroom featuring fully tiled floors and partially tiled walls. It is fitted with a bath with electric shower, WC, and wash hand basin, providing a practical and contemporary space for the whole family.



BER DETAILS

BER: C1

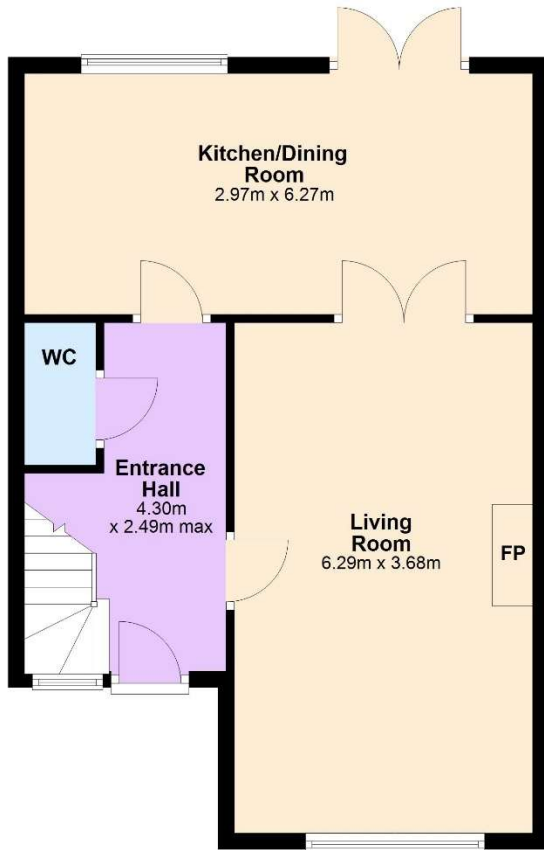
BER No: 118493980

Energy Performance Indicator: 170.91 kWh/m2/yr

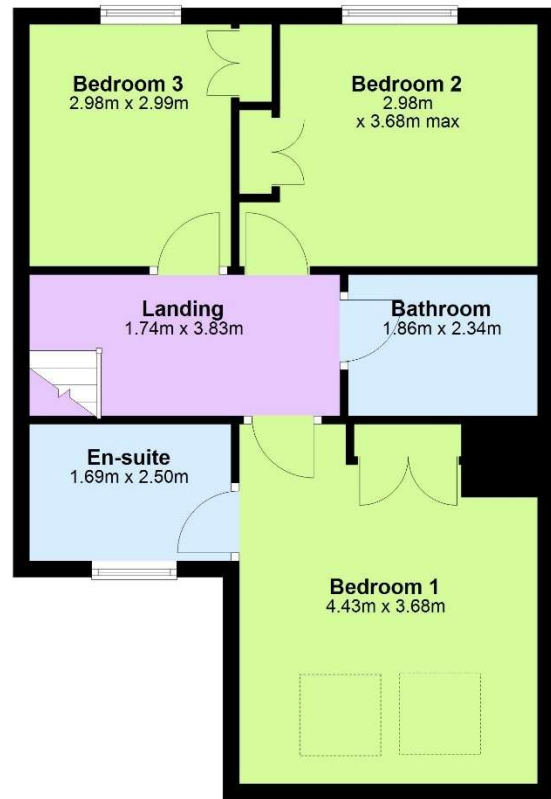
GUIDE PRICE

Guide Price: €200,000

Ground Floor



First Floor



Total area: approx. 105.4 sq. metres

FURTHER INFORMATION/VIEWING

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

Barty O'Connor
053 93 77147
info@dngoconnoranddoconnor.ie



PSL No. 004577

DNG O'Connor and O'Connor for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely the descriptions, dimensions, references to condition nor necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG O'Connor and O'Connor has any authority to make or give representation or warranty whatsoever in relation to this development. DNG O'Connor and O'Connor accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure.