



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

Guide Price: €200,000



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105.0

BER C1

DOUGLAS NEWMAN GOOD
DNG
O'CONNOR & O'CONNOR

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

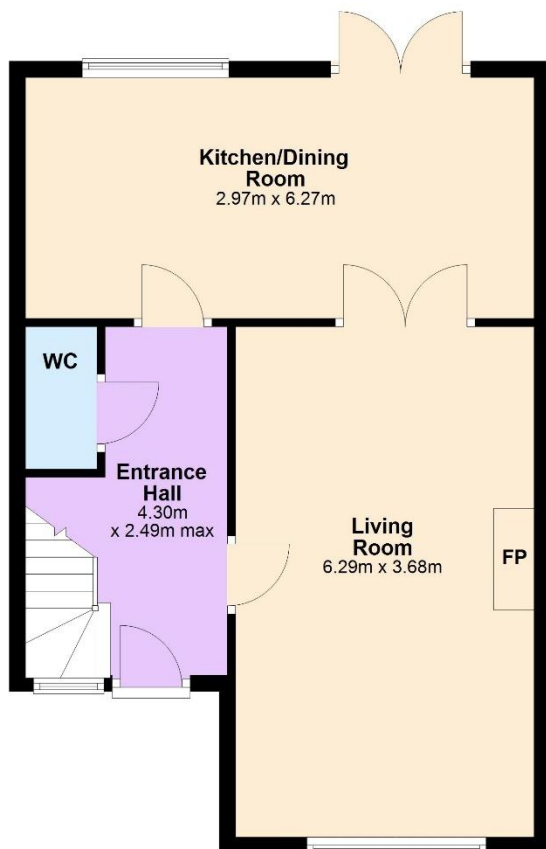
BER No: 118493980

Energy Performance Indicator: 170.91 kWh/m2/yr

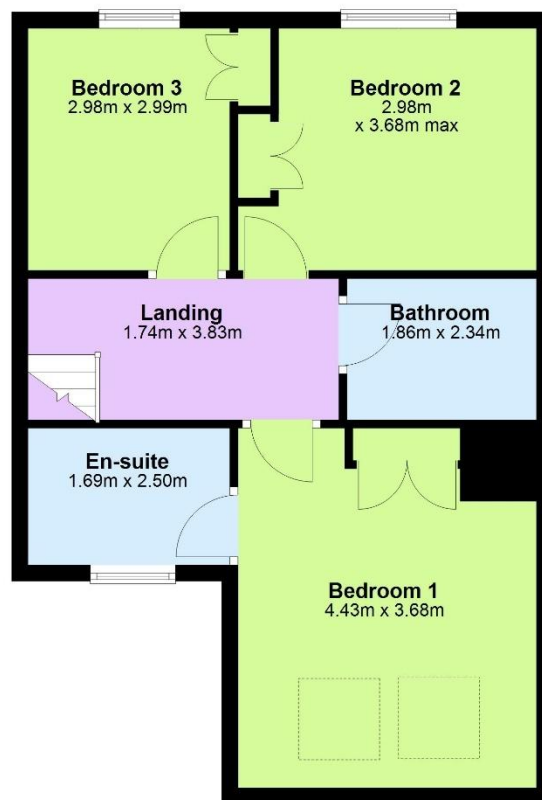
GUIDE PRICE

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:

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