



7 Sliabh Ros, Bunclody, Co Wexford

Y21D266

Guide Price: €375,000



4



3



Sq m
122.0



DESCRIPTION

Welcome to No. 7 Sliabh Ros, Bunclody, a beautifully presented four-bedroom detached dormer residence ideally positioned just a short stroll from Bunclody town centre.

Set within an exclusive and highly sought-after development of just 14 homes, properties within Sliabh Ros rarely come to the market. Offering an excellent combination of privacy, space and convenience, No. 7 presents a wonderful opportunity to acquire a substantial family home in one of Bunclody's most desirable residential settings.

Originally built in 1999 to a high standard, the property has been recently refurbished and tastefully presented throughout, resulting in a bright, comfortable and inviting home. The generous accommodation is thoughtfully arranged over two floors, providing excellent flexibility for modern family living.

Externally, the property has also benefited from an impressive transformation of the gardens, creating an attractive and beautifully finished outdoor space that complements the home. Together with its low-maintenance exterior and private setting, considerable attention has been given to enhancing both the presentation and enjoyment of the property.

The location is particularly appealing, with Bunclody town centre and its excellent selection of shops, cafés, schools, sporting facilities and everyday amenities all within easy walking distance.

With its recent refurbishment, transformed gardens, spacious four-bedroom accommodation and superb location, No. 7 Sliabh Ros is a standout family home within a development where opportunities to purchase are few and far between.

ACCOMMODATION

Entrance Hall: 5.60m x 3.56m (18'4" x 11'8").

A bright and welcoming entrance hall featuring laminate flooring, neutral décor and a carpeted staircase leading to the first floor.

Living Room: 4.67m x 3.70m (15'4" x 12'2").

Spacious and inviting living room featuring laminate flooring, an attractive marble fireplace and a large window overlooking the front of the property, allowing for excellent natural light.





Kitchen: 3.43m x 5.28m (11'3" x 17'4").

Beautifully finished with a newly fitted in-frame kitchen, complemented by quartz worktops, tiled splashback, built in appliances, Belfast sink and tiled flooring.

Utility Room: 2.02m x 1.62m (6'8" x 5'4").

Practical utility room with tiled flooring, plumbing for a washing machine, and a convenient side access door.

Bedroom 4: 3.48m x 3.26m (11'5" x 10'8").

A calm and tranquil bedroom featuring carpeted flooring and a window overlooking the rear garden, providing a peaceful and comfortable space.



Bathroom: 1.98m x 2.16m (6'6" x 7'1").

Bathroom comprising a WC, wash hand basin, and bath, with herringbone effect flooring and tiled surrounds around the bath.

Bedroom 3: 3.48 x 3.26m (3.48 x 10'8").

A bright and well-proportioned bedroom featuring built-in sliding wardrobes, timber flooring and a front-facing window providing plenty of natural light.



Landing: 2.02m x 3.22m (6'8" x 10'7").

Bright, carpeted landing providing access to the bedrooms and shower room.

Bedroom 2: 3.47m x 3.92m (11'5" x 12'10").

Carpeted flooring, built-in wardrobes, and a window overlooking the front of the property.



Shower Room: 2.02m x 2.01m (6'8" x 6'7").

Modern shower room with tiled floors and shower surround, comprising a WC, wash hand basin, and shower.

Bedroom 1: 3.46m x 3.92m (11'4" x 12'10").

Spacious bedroom with carpeted flooring, built-in wardrobes, and a rear-facing window.

BER DETAILS

BER: C3

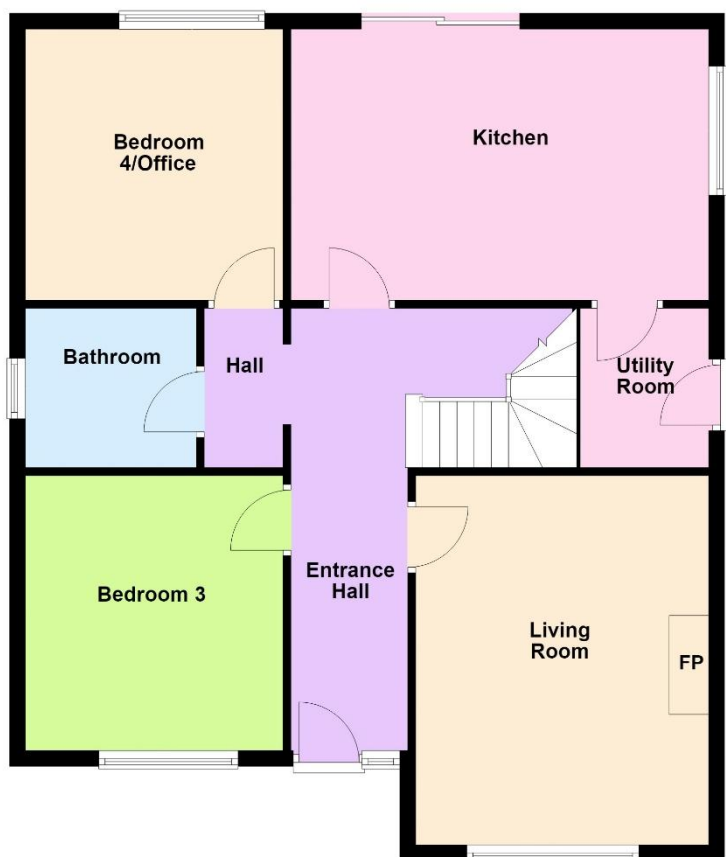
BER No: 101939536

Energy Performance Indicator: 217.65 kWh/m2/yr

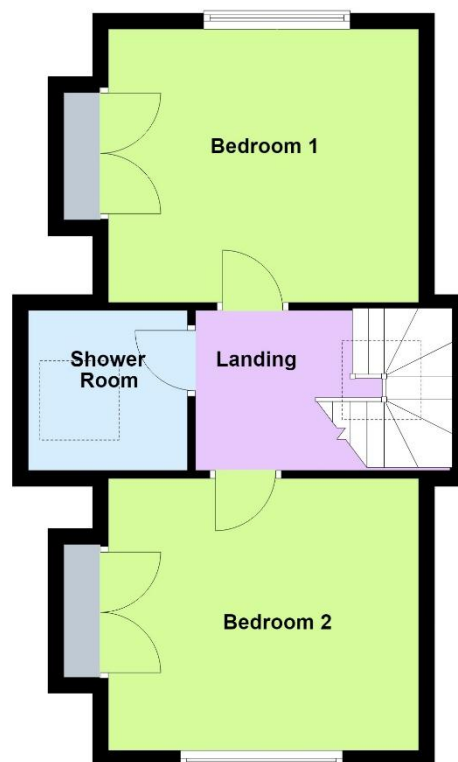
GUIDE PRICE

Guide Price: €375,000

Ground Floor



First Floor



Total area: approx. 123.6 sq. metres

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor.

For further information please contact:

Michelle Conroy

086 8117612

michelle@dngoconnorandooconnor.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.