



## 6 Castlevue, Castlerock, Bunclody, Co Wexford

**Y21X3T8**

Asking Price: €355,000



4



3



213.0

**BER** B3

DOUGLAS NEWMAN GOOD  
**DNG**

O'CONNOR & O'CONNOR

## DESCRIPTION

Welcome to 6 Castleview, Castlerock, Bunclody—a beautifully presented 4-bedroom detached home in show house condition.

Offering a perfect blend of comfort, style, and space, this home is truly a must-see! Nestled just off the Bunclody–Carlow Road (N80) on the Carlow/Wexford border, Castlerock is a well-established development dating back to 2005.

Divided into Castle View, Castle Park, and Castle Court, it offers a mix of detached, semi-detached, and terraced homes, all complemented by open green spaces.

This Tudor-style residence boasts a part-brick façade, PVC double-glazed windows, and a hardwood front door, adding to its charm and durability. Inside, the spacious layout includes four well-proportioned bedrooms, including a master ensuite, a family bathroom, a bright and airy living/family room, a stylish kitchen, dining area, a separate living room, and a utility room with a guest WC. A garage and ample storage complete this impressive home.

The rear garden is a true highlight, featuring a beautiful orchard filled with fruit trees, providing a peaceful retreat for relaxation and outdoor activities.

This meticulously maintained home offers the best of modern living in a serene, community-focused environment. Don't miss the chance to experience No. 6 Castleview—where style, comfort, and location come together seamlessly.

## ACCOMMODATION

**Entrance Hall** 5.08m x 2.45m (16'8" x 8'). Bright entrance hallway neutrally decorated, laminate flooring, doors leading to kitchen, dining room, living room and W.C. Stairs painted

**Living Room** 4.28m x 3.92m (14'1" x 12'10"). Bright neutrally decorated room facing the front of the property with hardwood timber flooring.

**Kitchen Breakfast Room** 4.30m x 5.22m (14'1" x 17'2"). Laminate flooring with sleek modern kitchen units. integrated eyelevel oven and microwave, induction hob and extractor fan with glass splashback. Archway to dining room.

**Dining Room** 4.53m x 5.19m (14'10" x 17'). Accessibly via archway from kitchen and accessible via living/family room. Bright room with hardwood flooring. Patio doors leading to rear garden.







**Living Room/ Family Room** 4.77m x 3.94m (15'8" x 12'11"). Bright comfortable family room, Kratie stove with back boiler and digital controls. Hardwood flooring throughout.

**WC** 1.49m x 1.44m (4'11" x 4'9"). Tiled floor, WC & WHB

**Utility Room** 3.03m x 2.61m (9'11" x 8'7"). Laminate flooring, built in units housing sink, plumbed for washing machine, access to heating control.

**Garage** 5.55m x 2.61m (18'3" x 8'7"). Accessible from utility room, tiled floor, teak garage doors accessible from the front of the property.

**Landing** 4.35m x 4.68m (14'3" x 15'4"). Bright spacious landing with window to the front of the property. Laminate flooring throughout the first floor.

**Master Bedroom** 4.31m x 3.94m (14'2" x 12'11"). Bright large room with laminate flooring, slide robe wardrobes, window overlooking the front of the property.

**Ensuite Bathroom** 1.36m x 2.57m (4'6" x 8'5"). Tiled floor and walls. Shower cubicle with electric shower. WC, WHB, & shaving light.

**Bathroom** 2.16m x 3.01m (7'1" x 9'11"). Fully tiled with bath and separate shower unit (immersion). W.C. & WHB

**Hot-press** 2.11m x 1.57m (6'11" x 5'2").

**Bedroom 2** 3.81m x 3.94m (12'6" x 12'11"). Shelving unit with wardrobe, laminate flooring, velux window to rear of property.

**Bedroom 3** 3.54m x 4.40m (11'7" x 14'5"). Laminate flooring, white shaker style wardrobes, velux window to rear of property.

**Bedroom 4** 2.99m x 6.64m (9'10" x 21'9"). Large spacious bedroom, two windows overlooking green area at front of property, built in slide robe wardrobes. Panelled feature wall.

## BER DETAILS

BER: B3

BER No: 106391881

Energy Performance Indicator: 130.18

kWh/m<sup>2</sup>/yr kWh/m<sup>2</sup>/yr



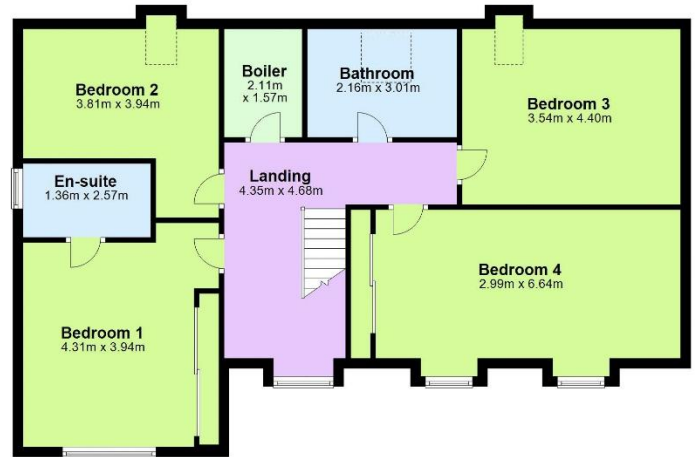
## ASKING PRICE

Asking Price: €355,000

Ground Floor



First Floor



Total area: approx. 213.0 sq. metres

## FURTHER INFORMATION/VIEWING

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

Barty O'Connor  
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info@dngoconnorandconnor.ie



PSL No. 004577

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