



Cromogue, Kilmyshall, Bunclody, Co. Wexford

Y21A789

Guide Price: €325,000



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107.3



DESCRIPTION

Welcome to Cromogue, Kilmyshall, Bunclody, Co. Wexford, a beautifully presented three-bedroom bungalow nestled in the peaceful rural townland of Cromogue, just c.6km from Bunclody town centre and all local amenities. Built in 2003, this charming home comes to the market in turnkey condition throughout, offering bright and comfortable living accommodation in an idyllic countryside setting. The property also benefits from a dedicated EV charging point, catering for modern, energy-conscious living.



Set on c.0.54 acres of beautifully maintained and thoughtfully designed gardens, the property is truly a gardener's dream. The grounds are a haven of tranquillity, featuring a variety of enchanting outdoor spaces including two steel sheds, a spring garden and mature apple trees to the front, together with a woodland garden, wildflower meadow, pond, and vegetable patch to the rear. Surrounded by stunning countryside views, this property offers the perfect escape for those seeking peaceful country living while still remaining within easy reach of Bunclody and surrounding towns.



ACCOMMODATION

Entrance Hallway: 4.07m x 6.51m (13'4" x 21'4").

Bright and spacious entrance hallway featuring solid wood flooring, creating a warm and welcoming first impression to the home.

Living Room: 4.55m x 3.66m (14'11" x 12').

Bright and inviting living room featuring solid wood flooring, a marble fireplace with tiled surround, and a Stanley solid fuel stove insert, creating a warm and comfortable focal point for the room.



Kitchen/Dining Room: 3.25m x 5.40m (10'8" x 17'9").

Well-appointed kitchen featuring tiled flooring, a solid wood fitted kitchen with quality granite countertops, tiled splashback, and a window to the rear enjoying beautiful views of the surrounding countryside.

Utility Room: 2.58m x 1.78m (8'6" x 5'10").

Practical utility room with tiled flooring and a range of built-in storage units, providing excellent additional storage and workspace.



Bathroom: 3.22m x 1.66m (10'7" x 5'5").

Fully tiled family bathroom fitted with a large shower incorporating an electric shower, heated towel rail, WC, and



wash hand basin with built-in storage press, offering both style and practicality.

Bedroom 3: 3.49m x 3.51m (11'5" x 11'6").

Bright and spacious double bedroom featuring a carpeted floor and a window to the front of the property, allowing for plenty of natural light.

Bedroom 2: 3.49m x 4.48m (11'5" x 14'8").

Spacious twin bedroom with carpeted flooring and a window to the front of the property, creating a bright and comfortable living space.



Bedroom 1: 4.32m x 4.48m (14'2" x 14'8").

Generous master bedroom located to the rear of the property, enjoying beautiful views over the surrounding



BER DETAILS

BER: C

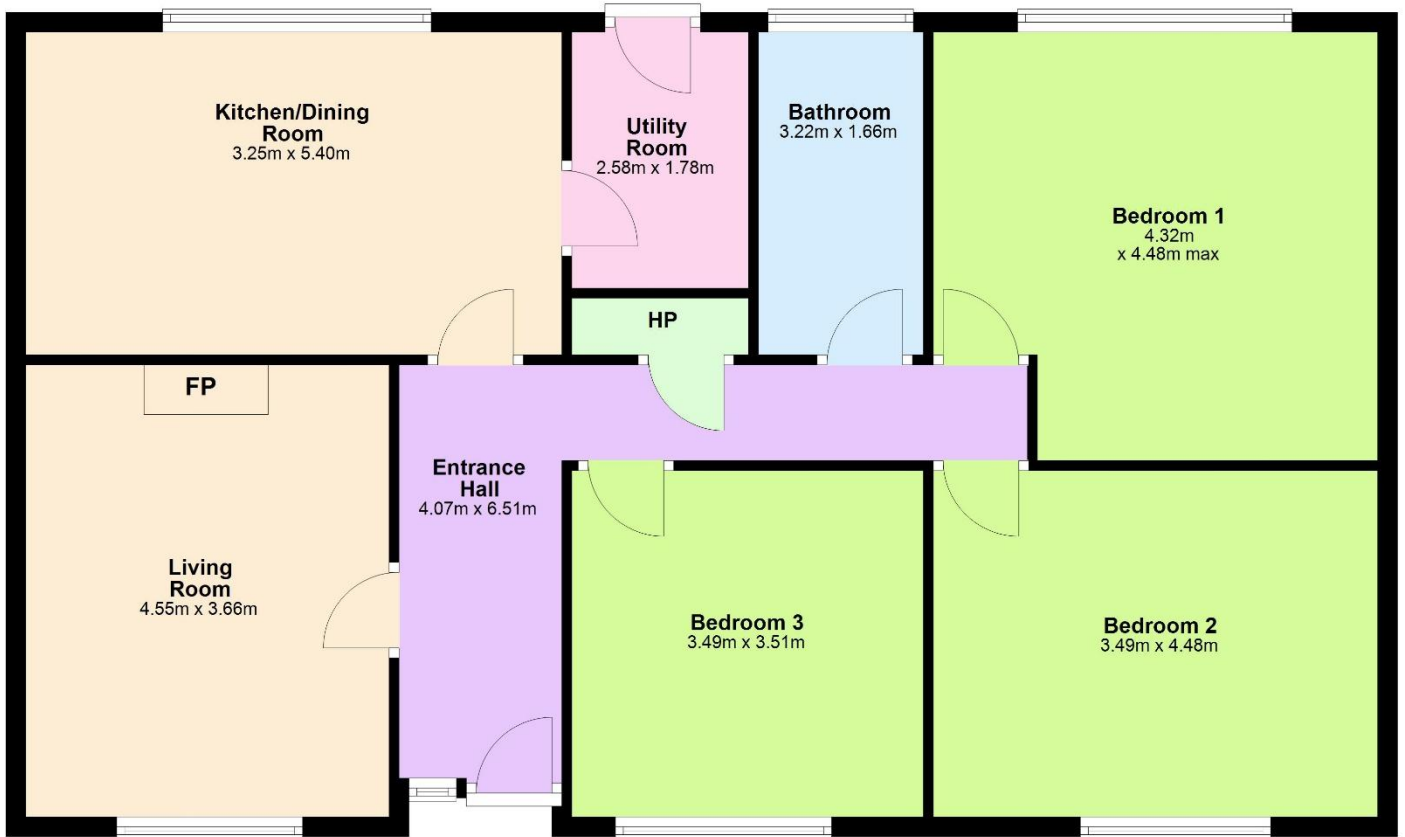
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Energy Performance Indicator: 185.31 kWh/m²/yr

GUIDE PRICE

Guide Price: €325,000

Ground Floor



Total area: approx. 106.7 sq. metres

FURTHER INFORMATION/VIEWING

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

For further information please contact:

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