

Saint Anne's, Mill Road, Bunclody, Wexford

Y21EK50

Guide Price: €295,000

3

1

Sq m
90.0

BER D

DNG
DOUGLAS NEWMAN GOOD
O'CONNOR & O'CONNOR

DESCRIPTION

DNG O'Connor & O'Connor are delighted to present "St. Anne's", a beautifully refurbished three-bedroom semi-detached cottage, ideally situated on Mill Road, just 700 metres from the heart of Bunclody town.

Enjoying the best of both worlds, this charming residence offers a peaceful and scenic setting while remaining within walking distance of local shops, cafés, restaurants, schools, Bunclody Golf Club and a host of everyday amenities.

Set on a well-maintained site extending to approximately 0.0433 hectares (0.106 acres), the property is approached through entrance gates, with a stone driveway leading to attractive gardens and useful outbuildings.

The accommodation comprises an entrance porch, dining room, kitchen, sitting room, three bedrooms and a bathroom. Extensively refurbished to a high standard within the past five years, the property also benefits from a modern, app-controlled electric heating system.

Currently operating as a five-star-rated Airbnb, St. Anne's presents an excellent opportunity as a permanent residence, holiday retreat or investment property, combining traditional cottage charm with modern comforts in a highly convenient location.









ACCOMMODATION

Porch *2.13m x 1.23m (7' x 4')*.
A bright and welcoming entrance featuring timber flooring, with access leading through to the kitchen/dining room.

Kitchen/Dining Room *6.20m x 3.48m (20'4" x 11'5")*. Featuring continuous timber flooring flowing seamlessly from the entrance porch, this bright and inviting dual-aspect room benefits from an abundance of natural light. The beautifully refurbished kitchen is finished to a high standard, boasting elegant Italian quartz countertops, a ceramic sink and integrated appliances, combining style with everyday practicality.

Living Room *3.58m x 3.47m (11'9" x 11'5")*.
A bright and spacious open-plan living area featuring stylish grey timber flooring, complemented by attractive navy and white interior tones. This inviting space offers a comfortable setting for relaxation, with a doorway leading to Bedroom 1 and access to the staircase.



Bedroom 1 *2.24m x 3.47m (7'4" x 11'5")*.
A bright and charming bedroom featuring a coastal-inspired interior with soothing sea-themed tones and beautifully hand-painted flooring. A delightful window seat adds character, creating a cosy space to relax and unwind.

Landing *4.33m x 0.88m (14'2" x 2'11")*.
Featuring charming original timber flooring, retaining the property's traditional character, with access to the bedrooms and bathroom.



Bedroom 2 *3.61m x 2.00m (11'10" x 6'7")*.
A bright and inviting double bedroom featuring laminate flooring, complemented by soft dusky pink tones throughout, creating a warm and relaxing atmosphere.

Bedroom 3 *2.23m x 3.28m (7'4" x 10'9")*.
A charming single bedroom featuring laminate flooring and calming blue tones throughout, creating a cosy and relaxing atmosphere. A window to the side of the property allows for natural light.



Bathroom *2.00m x 2.00m (6'7" x 6'7")*.
A beautifully finished, fully tiled bathroom featuring a spacious shower enclosure with electric shower, WC and wash hand basin with built-in vanity unit. A window to the rear provides natural light and ventilation, completing this stylish and practical space.



BER DETAILS
BER: D
BER No: 105134621
Energy Performance Indicator: 263.96 kWh/m2/yr

GUIDE PRICE
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FURTHER INFORMATION/VIEWING

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