



## 27 Strawberry Hill, Bunclody, Wexford

**Y21H597**

Guide Price: €199,000



3



2



134.5

**BER C1**

DOUGLAS NEWMAN GOOD  
**DNG**

**O'CONNOR & O'CONNOR**

## DESCRIPTION

This beautifully presented three-bedroom semi-detached residence comes to the market in excellent decorative order throughout. Ideally positioned in a private setting within this mature development, the property enjoys the benefit of being just a short walking distance from the town centre and all local amenities.

No. 27 offers well-proportioned and thoughtfully laid-out accommodation, briefly comprising three bedrooms (master ensuite), family bathroom, guest WC, kitchen/dining room, and a comfortable living room. The attic has been fully converted to provide two additional storage rooms, complete with stair access.

Externally, the property boasts a well-maintained front and rear garden, with a raised patio area finished in attractive paving—ideal for outdoor dining and relaxation.

## ACCOMMODATION

**Entrance Hallway:** 4.30m x 2.49m (14'1" x 8'2").

A bright, welcoming entrance hallway finished with tiled flooring, offering both style and practicality.

**Living Room:** 6.29m x 3.68m (20'8" x 12'1").

A bright and spacious living room with a carpeted floor and a large window to the front, allowing for an abundance of natural light. The room is centred around an open fire with a timber surround and black tiled hearth, creating a warm and inviting atmosphere. Double doors lead through to the kitchen/dining area.

**Kitchen / Dining Room:** 2.97m x 6.27m (9'9" x 20'7").

A bright and functional kitchen/dining area featuring tiled flooring, a range of built-in units with laminate worktops, and a tiled splashback. Double doors open out to the rear garden, allowing for easy access and plenty of natural light.

**WC** 0.75m x 1.99m (2'6" x 6'6").

A convenient ground floor guest WC featuring tiled flooring, wash hand basin, and WC.

**Landing:** 1.74m x 3.83m (5'9" x 12'7").

A bright and spacious landing area featuring timber flooring.





**Bedroom 1:** 4.43m x 3.68m (14'6" x 12'1").

A bright and spacious double bedroom featuring timber flooring and built-in wardrobes, with Velux windows to the front allowing for plenty of natural light. Door leading to ensuite.

**Ensuite:** 1.69m x 2.50m (5'7" x 8'2").

Fully tiled flooring with an electric shower, WC, and wash hand basin. A window to the front provides natural light and ventilation.



**Bedroom 2:** 2.98m x 3.68m (9'9" x 12'1").

A spacious double bedroom featuring timber flooring, built-in wardrobes, and a window to the rear, allowing for plenty of natural light.

**Bathroom:** 1.86m x 2.34m (6'1" x 7'8").

A well-appointed family bathroom featuring tiled flooring and partially tiled walls, complete with bath, wash hand basin, and WC. A window to the side provides natural light and ventilation.



**Bedroom 3:** 2.98m x 2.99m (9'9" x 9'10").

A well-proportioned bedroom featuring timber flooring, built-in wardrobes, and a window to the rear, allowing for natural light.

**Storage Room 1:** 3.51m x 2.83m (11'6" x 9'3").

A converted attic space featuring a carpeted floor, with a door leading through to Attic Room 2.

**Storage Room 2:** 3.51m x 3.34m (11'6" x 10'11").

A bright converted attic space featuring a carpeted floor and a Velux window to the front, allowing for natural light.



**BER DETAILS**

BER: C1

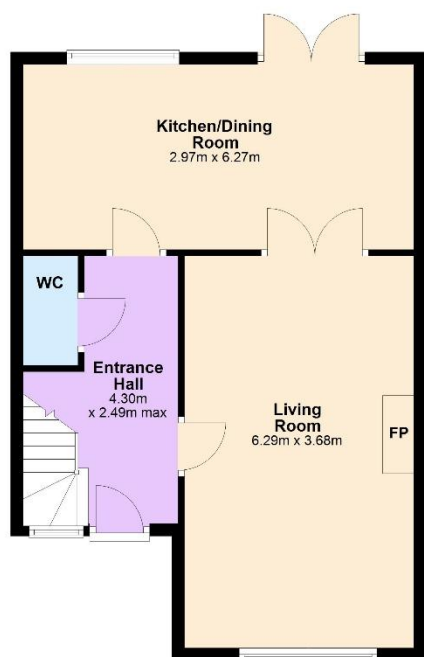
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Energy Performance Indicator: 163.94 kWh/m<sup>2</sup>/yr

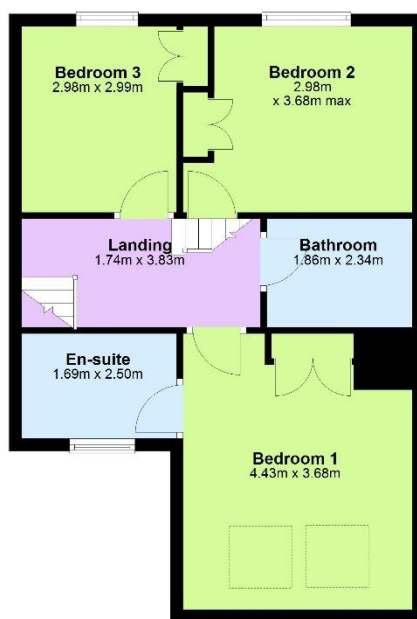
**ASKING PRICE**

Guide Price: €199,000

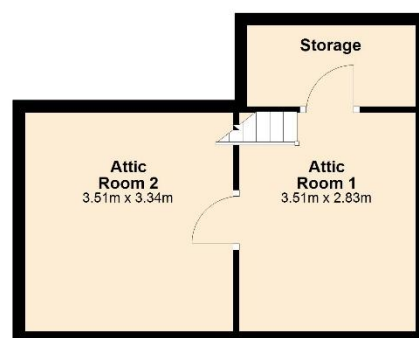
Ground Floor



First Floor



Second Floor



## FURTHER INFORMATION/VIEWING

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

For further information please contact:

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