



6 Watchouse Village, Clonegal, Co. Wexford

Y21F577

Asking Price: €265,000



BER C2

DOUGLAS NEWMAN GOOD
DNG

O'CONNOR & O'CONNOR

DESCRIPTION

This charming 4-bedroom bungalow is nestled within a small private development, offering a tranquil retreat within walking distance of the picturesque and award-winning village of Clonegal. Situated on an elevated site, the property boasts breathtaking views of the surrounding countryside, providing a serene backdrop to everyday living.

Upon entering, you're greeted by a warm and inviting atmosphere, with ample natural light streaming through the windows, illuminating the spacious interior. The layout of the bungalow is thoughtfully designed, providing both comfort and functionality for modern living.

The accommodation comprises four generously sized bedrooms, offering ample space for family and guests. The master bedroom features an ensuite.

The heart of the home lies in its expansive living areas, including a cozy lounge, perfect for relaxing evenings by the fireplace, and a bright and airy dining room ideal for hosting gatherings and enjoying meals with loved ones.

Outside, the property boasts a large front and rear garden, laid to lawn. The boundaries of the property are well defined by timber fencing.

With its idyllic location, spacious layout, and stunning views, it presents the perfect setting for creating cherished memories and embracing a relaxed lifestyle.



ACCOMMODATION

Entrance Hall 4.19m x 11.5m (13'9" x 37'9").

Sitting Room 5.89m x 4m (19'4" x 13'1"). With open fireplace.

Kitchen Dining Room 7m x 3.26m (23' x 10'8").

Utility Room 2.68m x 1.91m (8'10" x 6'3").

Bathroom 2.65m x 1.87m (8'8" x 6'2").

Ensuite 2.65m x 1.76m (8'8" x 5'9").

Master Bedroom 2.97m x 4.07m (9'9" x 13'4").

Bedroom 3 3.99m x 3.53m (13'1" x 11'7").

Bedroom 2 3.91m x 3.53m (12'10" x 11'7").

Bedroom 1 2.88m x 4.05m (9'5" x 13'3").





KEY FEATURES

Scenic location
Small private development
Very good order throughout

Services

Private treatment plant &
Mains water
OFCH



BER DETAILS

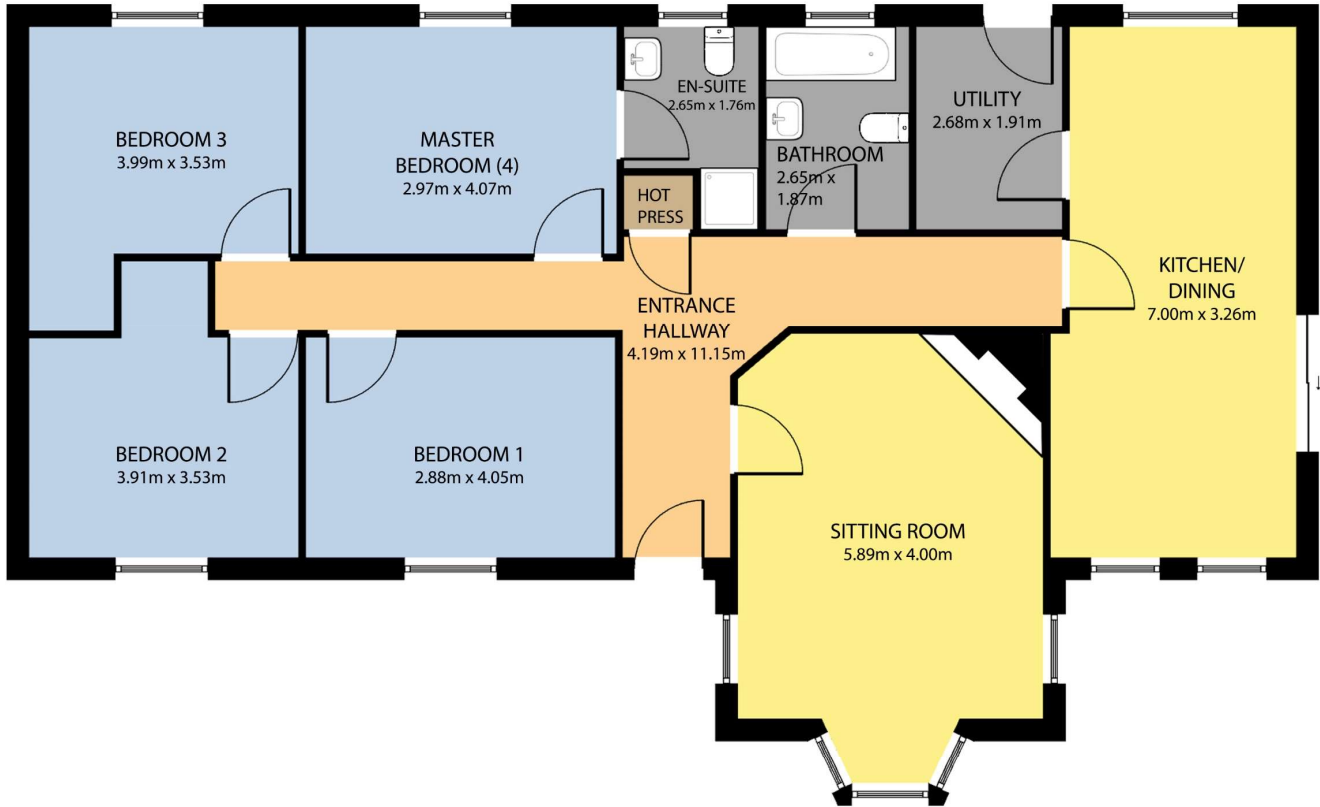
BER: C2
BER No: 101183291
Energy Performance Indicator: 198.9 kWh/m²/yr

ASKING PRICE

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GROUND FLOOR



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FURTHER INFORMATION/VIEWING

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

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