



**45 Old Forest, Bunclody, Co
Wexford
Y21HK82**

Guide Price: €295,000

BER B1

DOUGLAS NEWMAN GOOD
DNG

O'CONNOR & O'CONNOR



DESCRIPTION

45 Old Forest is a beautifully maintained, turn-key residence presented in pristine condition and set within this highly sought-after private development.

The property impresses from the moment you step inside, with tasteful décor and a thoughtfully designed layout throughout. Accommodation comprises a welcoming entrance hallway, a spacious living room, a stylish kitchen and dining area, utility room, guest WC, three generously proportioned bedrooms, a luxurious en-suite, and a contemporary family bathroom.

Externally, the home is approached via a tarmacadam driveway providing off-street parking. Gated side access leads to a private rear garden, attractively laid out in lawn and complemented by a practical shed/workshop.

Constructed to a high standard, the property features double-row concrete block construction, a nap plaster and red brick façade, and PVC double-glazed windows and doors. The home also benefits from a BER B1 rating with PV solar panels, offering excellent energy efficiency.

45 Old Forest is an ideal choice for those seeking modern comfort, quality craftsmanship, and everyday convenience within a peaceful and exclusive setting.

ACCOMMODATION

Entrance Hall: 4.02m x 2.60m (13'2" x 8'6").

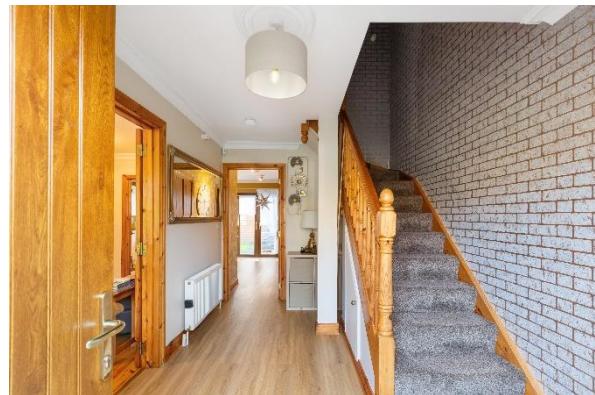
Bright and spacious hallway featuring timber laminate flooring and a striking wallpapered staircase, creating a stylish brick-effect feature that adds character and warmth to the space.

Living Room: 6.33m x 3.72m (20'9" x 12'2").

A bright and inviting space, thoughtfully designed with coving and light cornice. Neutrally decorated, the room features solid wood flooring and a striking marble fireplace with a stove and marble hearth. A tasteful wallpaper feature wall adds character, while double doors seamlessly connect to the kitchen and dining area, creating an open and welcoming flow.

Kitchen/Dining Room: 4.14m x 4.84m (13'7" x 15'11").

Featuring laminate flooring, this contemporary kitchen is fitted with a new white shaker-style cabinetry accented with brass handles and timber-effect laminate countertops. A tiled splashback adds a stylish finishing touch, while integrated appliances provide modern convenience. Double doors open onto the rear patio, seamlessly connecting indoor and outdoor living spaces.




Utility Room: 2.62m x 1.48m (8'7" x 4'10").

Fitted with laminate flooring and practical built-in storage units, this well-appointed space is plumbed for a washing machine and offers convenient access to the guest WC.

W.C.: 1.42m x 1.48m (4'8" x 4'10").

Featuring a stylish panelled wall with wallpaper above, this thoughtfully designed space includes a WC and wash hand basin, combining practicality with subtle elegance.

Landing: 1.98m x 2.25m (6'6" x 7'5").

Carpeted throughout, the landing provides a seamless transition from the stairs to all bedrooms, offering a soft and welcoming flow between the home's upper-level spaces.

Bedroom 1: 3.61m x 4.06m (11'10" x 13'4").

A spacious and inviting retreat, carpeted for comfort, featuring a bay window overlooking the front of the property. A stylish feature wallpaper wall adds character, complemented by reading lights at each end of the bed. The room also benefits from direct access to a luxurious en-suite bathroom.

En-suite: 1.75m x 1.77m (5'9" x 5'10").

Featuring a laminate-style floor and partially tiled walls encompassing the shower area and wash hand basin, this contemporary en-suite includes a corner shower with an electric shower unit, a WC, and a side-facing window that fills the space with natural light.

Bedroom 2: 3.98m x 4.06m (13'1" x 13'4"). A generously sized room with carpeted flooring and a window overlooking the rear of the property. Currently used as a storage space, the room offers excellent potential as a bedroom, home office, or guest room.

Bedroom 3: 4.01m x 2.25m (13'2" x 7'5"). A bright and inviting room with carpeted flooring and a rear-facing window. Currently used as a cozy snug, it offers versatile space suitable for a bedroom, home office, or relaxation area.

Bathroom: 3.07m x 2.97m (10'1" x 9'9"). Featuring fully tiled walls and solid wood flooring, this contemporary bathroom includes a bath, wash hand basin, and WC. A front-facing window fills the space with natural light, creating a bright and welcoming atmosphere.

BER DETAILS

BER: B1

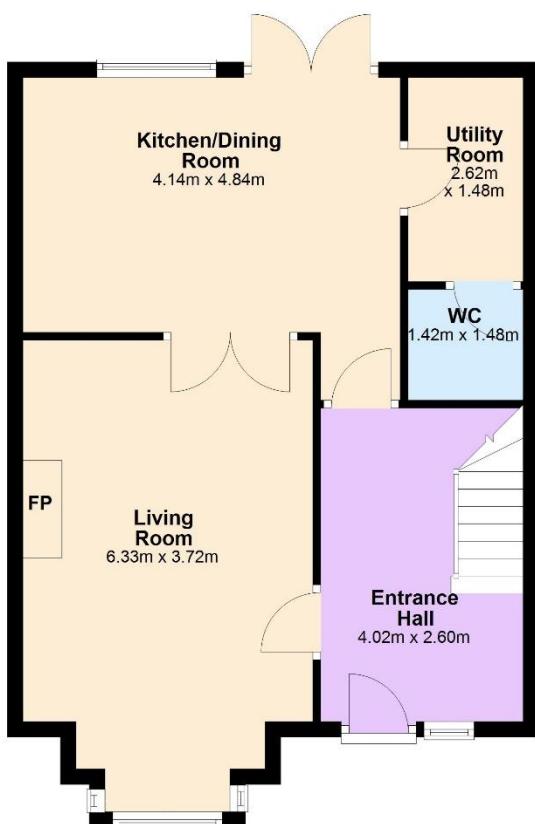
BER No: 115227043

Energy Performance Indicator: 84.4 kWh/m²/yr

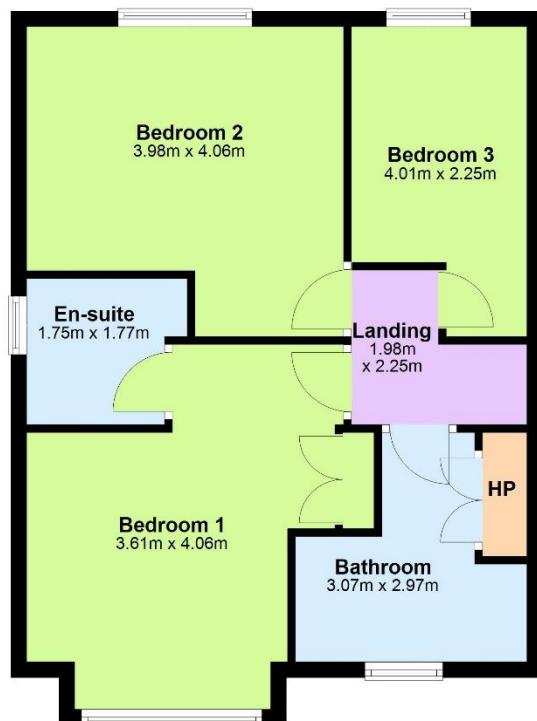
ASKING PRICE

Guide Price: €295,000

Ground Floor



First 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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