



## 30 Old Forest, Bunclody, Co. Wexford

**Y21E392**

Asking Price: €280,000



3



3



Sq m  
112.0



## DESCRIPTION

Presented in pristine condition, this beautifully maintained residence is set within the highly sought-after private development of Old Forest. From the moment you step inside, the home exudes warmth and style, and a thoughtfully designed layout throughout.

The accommodation comprises a welcoming entrance hallway, a spacious living room, a stylish kitchen and dining area, a utility room, and a guest WC. Upstairs are three generously sized bedrooms, including a primary ensuite, along with a contemporary family bathroom.

Outside, the property is approached via a tarmacadam driveway offering ample off-street parking. Gated side access leads to a private rear garden, attractively laid out in lawn — one of the largest gardens within the development.

Built to exacting standards, the home features double-row concrete block construction, a nap plaster and red brick façade, and PVC double-glazed windows and doors, ensuring quality and durability throughout.

30 Old Forest offers the perfect blend of modern comfort, generous outdoor space, and a prime location — all within easy walking distance of the town centre and local amenities.

## ACCOMMODATION

**Entrance Hall:** 4.10m x 2.55m (13'5" x 8'4").

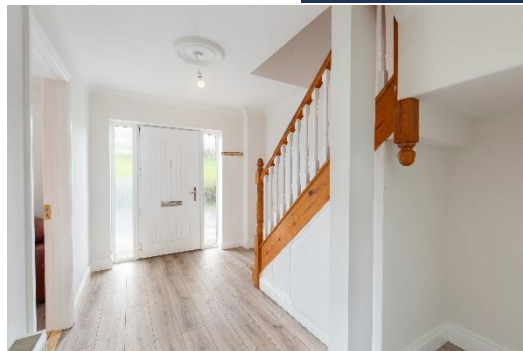
A bright and welcoming space featuring grey laminate flooring, elegant cornice detailing, and a timber staircase, setting a warm and stylish tone for the rest of the home. The hallway provides access to both the living room and kitchen, creating a natural flow throughout the ground floor.

**Living Room:** 6.02m x 3.79m (19'9" x 12'5").

A large and spacious living area with grey laminate flooring and elegant cornice detailing, perfect for relaxing or entertaining. The room features a bay window overlooking the front of the property, filling the space with natural light, and an open fireplace with a marble hearth as a charming focal point. Double doors provide seamless access to the kitchen, enhancing the open flow of the home.

**Kitchen/Dining Room:** 3.25m x 4.88m (10'8" x 16').

A stylish and functional kitchen featuring tiled flooring and a maple cabinetry complemented by black laminate countertops and a tiled splashback. Equipped with an electric hob and oven, the space is perfect for cooking and entertaining. Elegant cornice detailing adds a touch of sophistication, while double doors open directly onto the patio and large rear garden, seamlessly connecting indoor and outdoor living.







**Utility Room:** 2.56m x 1.46m (8'5" x 4'9").

A practical and well-appointed space with tiled flooring and built-in units providing ample storage. Equipped with a washing machine and tumble dryer, the room also offers direct access to the guest WC.

**WC:** 1.37m x 1.46m (4'6" x 4'9").

A neat and functional space with tiled flooring, featuring a WC and wash hand basin, providing convenient facilities for guests.



**Landing:** 2.61m x 1.28m (8'7" x 4'2").

A spacious and inviting landing with solid timber flooring, providing a comfortable connection to the bedrooms and family bathroom upstairs.

**Bedroom 1:** 4.64m x 3.79m (15'3" x 12'5").

A generously proportioned master bedroom featuring solid wood flooring and built-in wardrobes for ample storage. A window to the front of the property offers pleasant views over the green area.

**En-suite:** 1.84m x 2.06m (6' x 6'9").

A fully tiled ensuite bathroom featuring a corner shower with electric shower, along with a wash hand basin and WC, offering a modern and convenient private bathing space.



**Bedroom 2:** 3.82m x 3.62m (12'6" x 11'11").

A generously sized bedroom with solid wood flooring and built-in wardrobes for ample storage. The window overlooks the large rear garden, filling the room with natural light and offering pleasant views.

**Bedroom 3:** 4.03m x 2.55m (13'3" x 8'4").

A comfortable and versatile bedroom featuring solid wood flooring and a window overlooking the rear garden, providing a bright and airy atmosphere.



**Bathroom:** 1.31m x 2.00m (4'4" x 6'7").

A bright and spacious bathroom fully tiled for a sleek, modern finish. Featuring a bath, WC, and wash hand basin, the room also provides convenient access to the hotpress, combining practicality with style.

## BER DETAILS

BER: C2

BER No: 118876390

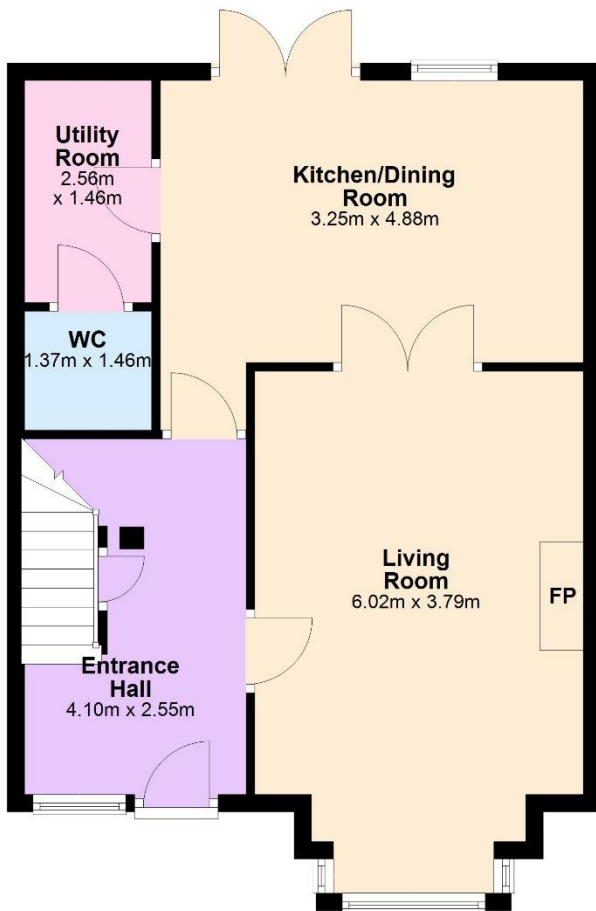
Energy Performance Indicator: 180.03 kWh/m<sup>2</sup>/yr  
kWh/m<sup>2</sup>/yr

## ASKING PRICE

Asking Price: €280,000

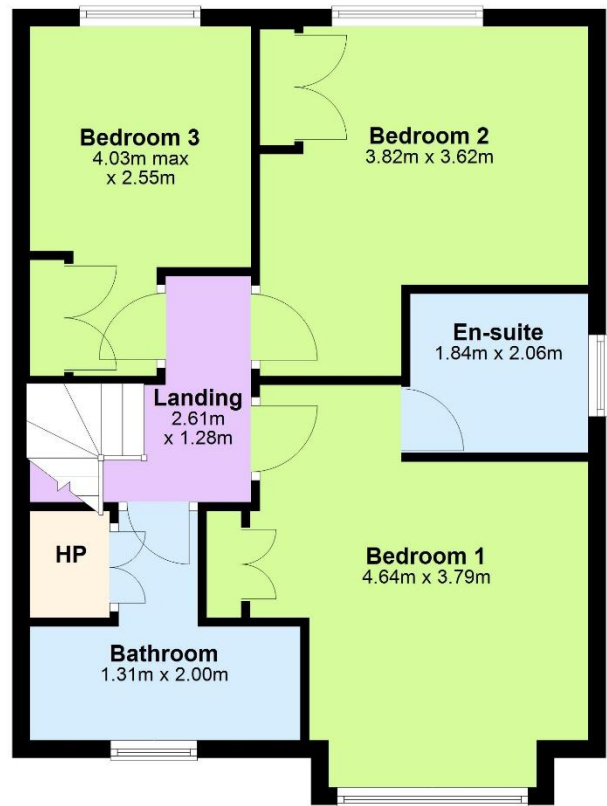
## Ground Floor

Approx. 55.4 sq. metres



## First Floor

Approx. 51.4 sq. metres



## FURTHER INFORMATION/VIEWING

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

For further information please contact:

Michelle Conroy

053 93 77147

info@dngoconnorandooconnor.ie



PSL No. 004577

DNG O'Connor and O'Connor for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely the descriptions, dimensions, references to condition nor necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG O'Connor and O'Connor has any authority to make or give representation or warranty whatsoever in relation to this development. DNG O'Connor and O'Connor accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure.