



**7 Sliabh Ros, Buncldy, Co  
Wexford**

**Y21D266**

Guide Price: €325,000

**BER** C3

DOUGLAS NEWMAN GOOD  
**DNG**

O'CONNOR & O'CONNOR



## DESCRIPTION

Welcome to No. 7 Sliabh Ros, Bunclody

Ideally positioned just a short stroll from Bunclody town centre, No. 7 Sliabh Ros is a spacious four-bedroom detached dormer residence set within an exclusive and much sought-after development of just 14 homes. Opportunities to acquire a property in this private enclave are rare, making this an exceptional offering.



Built in 1999 to a high standard, the property benefits from a low-maintenance exterior and generous accommodation throughout. While some internal decorative upgrading is required, the home offers immense potential to create a superb family residence in one of Bunclody's most desirable locations. Combining privacy, space and convenience, this is an ideal home in a prime setting.

## ACCOMMODATION

**Entrance Hall:** 5.60m x 3.56m (18'4" x 11'8").

Features lino flooring, neutral décor, and carpeted stairs.



**Living Room:** 4.67m x 3.70m (15'4" x 12'2").

Spacious living room with lino flooring and a striking marble fireplace housing an electric stove.

**Kitchen:** 3.43m x 5.28m (11'3" x 17'4").

Kitchen with tiled flooring and splashback, featuring partially fitted units. Offering generous space and excellent potential, this room could become the true heart of the home with a little renovation.



**Utility Room:** 2.02m x 1.62m (6'8" x 5'4").

Practical utility room with tiled flooring, plumbing for a washing machine, and a convenient side access door.

**Bedroom 4/ office:** 3.48m x 3.26m (11'5" x 10'8").

Versatile fourth bedroom, currently used as a home office, with lino flooring, a decorative fireplace surround, and a rear-facing window.



**Bathroom:** 1.98m x 2.16m (6'6" x 7'1").

Bathroom comprising a WC, wash hand basin, and bath, with lino flooring and tiled surrounds around the bath.

**Bedroom 3:** 3.48 x 3.26m (3.48 x 10'8").

With built-in sliding wardrobes, lino flooring, and a front-facing window.



**Landing:** 2.02m x 3.22m (6'8" x 10'7").

Bright, carpeted landing providing access to the bedrooms and shower room.

**Bedroom 2:** 3.47m x 3.92m (11'5" x 12'10").

Laminate flooring, built-in wardrobes, and a window overlooking the front of the property.

**Shower Room:** 2.02m x 2.01m (6'8" x 6'7").

Modern shower room with tiled floors and shower surround, comprising a WC, wash hand basin, and shower.

**Bedroom 1:** 3.46m x 3.92m (11'4" x 12'10").

Spacious master bedroom with laminate flooring, built-in wardrobes, and a rear-facing window.



**BER DETAILS**

BER: C3

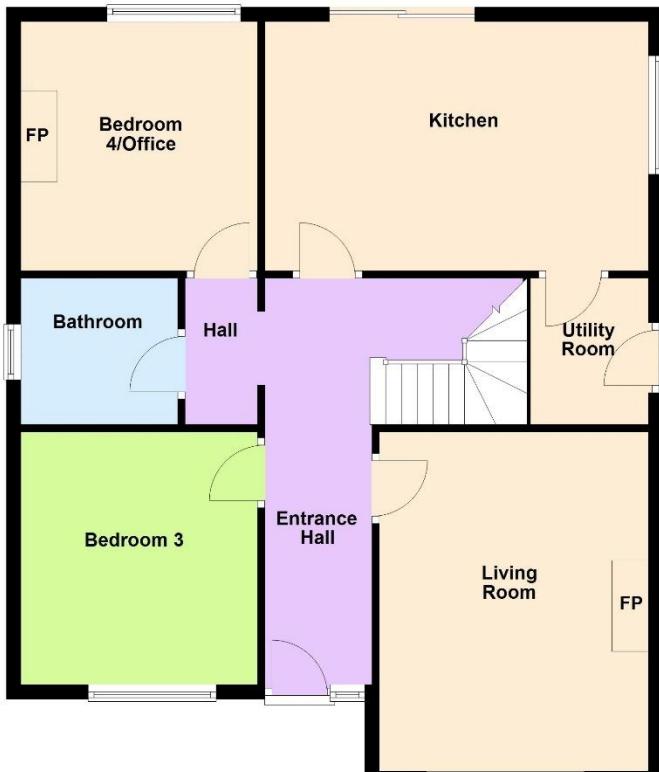
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Energy Performance Indicator: 217.65 kWh/m<sup>2</sup>/yr

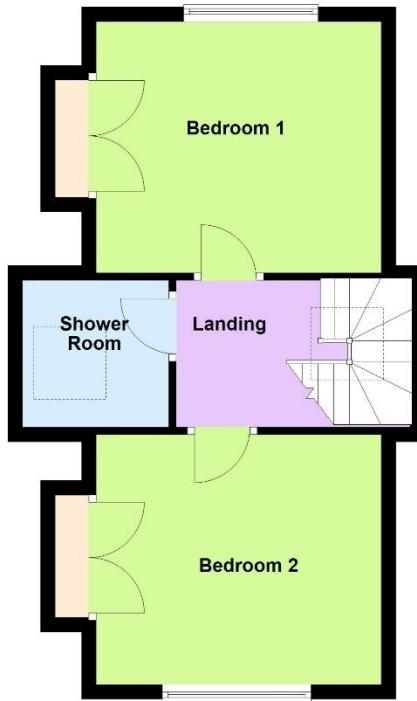
**ASKING PRICE**

Guide Price: €325,000

**Ground Floor**



**First Floor**



Total area: approx. 123.6 sq. metres

## FURTHER INFORMATION/VIEWING

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

Barty O'Connor  
053 93 77147  
[info@dngocoConnorandoConnor.ie](mailto:info@dngocoConnorandoConnor.ie)



O'CONNOR & O'CONNOR

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