



**Ludlow, 14 Sliabh Ros, Mill Rd., Bunclody, Co. Wexford**  
**Y21K339**

Asking Price: €375,000



## DESCRIPTION

Welcome to 14 Sliabh Ros, Bunclody

A beautifully presented 3-bedroom detached dormer residence with detached garage, ideally located just a short stroll from Bunclody town centre.

Situated within a private, much sought-after development of just 14 homes, properties in this exclusive enclave rarely come to the market—making this a unique opportunity.

Built in 1999 to a high standard, No. 14 offers a low-maintenance exterior and is presented in excellent condition throughout. The property boasts well-maintained front and rear gardens, thoughtfully landscaped with shrubbery and lawn, along with a charming cobbled driveway leading to a semi detached garage.

This is an ideal home in a prime location, offering privacy, space, and convenience in equal measure.

## ACCOMMODATION

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

Bright and spacious, this welcoming hallway features timber-effect laminate flooring, neutral décor, and elegant ceiling coving. The staircase is fully carpeted, adding warmth and comfort as you enter the home.

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

A bright and spacious living area featuring laminate flooring, solid wood fireplace with a black marble hearth and open fire, perfect for cosy evenings in. Finished with ceiling coving, spot lighting, and a large window to the front, allowing for plenty of natural light.

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

Stylish and functional, the kitchen features a fully tiled floor, ceiling coving, and spot lighting throughout. Fitted with a solid timber kitchen and matching timber countertops, it includes a charming Belfast sink, built-in dishwasher, and electric oven & hob. The mosaic tiled splashback and redbrick chimney surround with electric stove add warmth and character. Sliding patio doors open to the rear garden, while an archway leads seamlessly into the dining room, creating an ideal space for everyday living and entertaining.

**Dining Room:** 3.43m x 3.26m (11'3" x 10'8").

A bright and inviting space with a tiled floor, spot lighting throughout, and a large window overlooking the rear





garden. An archway connects seamlessly to the kitchen, creating a perfect flow for family dining and entertaining.

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

Practical and well-appointed, the utility room features a tiled floor, built-in storage cabinets, and a door providing direct access to the side of the property — ideal for everyday convenience.



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

Tastefully finished with mosaic-style tiling throughout, this bathroom includes a full-size bath, WC, and wash hand basin, offering a clean and contemporary space for relaxation and comfort.

**Bedroom 3:** 3.48m x 3.26m (11'5" x 10'8").

Conveniently located on the ground floor, this versatile bedroom offers ease of access and flexibility of use. Features include laminate flooring, spot lighting, ceiling coving, and a window to the front, allowing for natural light throughout the day.



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

A carpeted landing providing access to the first-floor bedrooms. Bright and well-maintained, it offers a warm transition between the upstairs living spaces.

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

A spacious and well-appointed bedroom featuring a cream carpeted floor and built-in wardrobes, with the added bonus of hidden storage space to the rear. Additional eaves storage on the opposite wall provides even more practicality. A rear-facing window frames beautiful views of the surrounding countryside, creating a peaceful and relaxing retreat.



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

A bright and functional partially tiled shower room, complete with an electric shower, WC, and wash hand basin. A Velux window provides natural light and ventilation, enhancing the space.

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

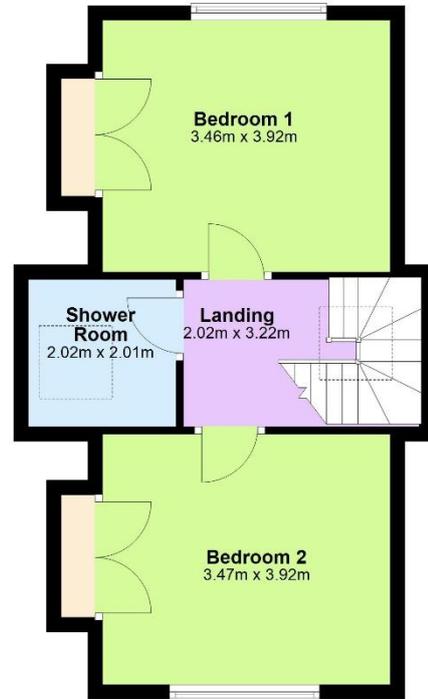
A spacious and well-presented room with a cream carpeted floor and built-in wardrobes, including concealed storage space to the rear. Additional eaves storage on the opposite wall adds to its practicality. A front-facing window offers elevated views over Bunclody and the surrounding countryside, making this a bright and tranquil space.



**Ground Floor**



**First Floor**



**ASKING PRICE**

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**BER DETAILS**

BER: C3

BER No: 118537661

Energy Performance Indicator: 222.88 kWh/m<sup>2</sup>/yr

**FURTHER INFORMATION/VIEWING**

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

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