



# The Crossess, Kilmyshall, Bunclody, Co. Wexford.

**Y21NH77**

Asking Price: €260,000



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123.0



GOOD VALUE FOR MONEY  
**DNG**

**O'CONNOR & O'CONNOR**

## DESCRIPTION

This well presented turn of the century home is located in the village of Kilmyshall, within walking distance of the National School and local Church, and only minutes' drive to Bunclody town centre and all amenities. The property is approached by cobble lock driveway which extends to the rear of the dwelling with lawned garden located to the back of the property. The plot extends to 0.11 hectares and has a two-storey building with 4 rooms and wc adjacent to the main residence.

The residence briefly comprises of sunroom/entrance foyer, entrance hallway, office, living room, bathroom, kitchen/dining room on ground floor, with 3 bedrooms, a dressing room, and second bathroom.

This home oozes character and with the addition of the large storerooms, which could be converted to a granny flat or potential for a business venture or rental property with the appropriate planning

All in all this property certainly offers prospective purchasers value for money.

**Take a look through the property below:-**

### The Residence:

<https://my.matterport.com/show/?m=7p4z8P9KPZ9>

### The Store Building:

<https://my.matterport.com/show/?m=GBMcrL2yvo2>

### The Converted Salon:

<https://my.matterport.com/show/?m=1oTCTNFV2Tx>

## ACCOMMODATION

**Entrance Foyer** 1.83m x 2.61m (6' x 8'7").

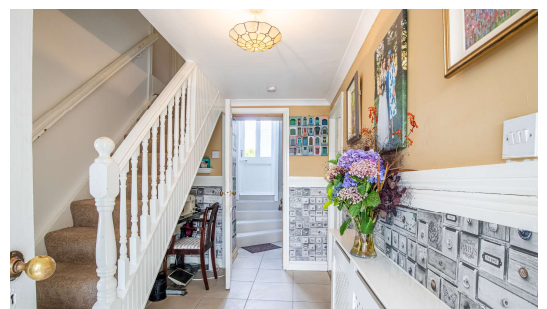
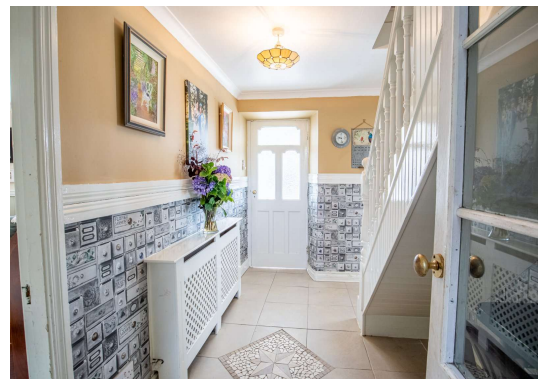
**Entrance Hallway** 3.83m x 2.19m (12'7" x 7'2").

**Living Room** 3.43m x 4.23m (11'3" x 13'11").

**Bathroom** 1.58m x 2.75m (5'2" x 9').

**Kitchen - Dining Room** 3.02m x 4.92m (9'11" x 16'2").

**Bedroom 1** 4.03m x 2.87m (13'3" x 9'5").





**Dressing Room** 2.88m x 2.15m (9'5" x 7'1").

**Landing** 1.09m x 2.31m (3'7" x 7'7").

**Master Bedroom** 4.01m x 2.93m (13'2" x 9'7").

**Bathroom** 2.01m x 2.33m (6'7" x 7'8").

**Bedroom 3** 2.99m x 2.40m (9'10" x 7'10").

**Storage Building** Room 1 3.72m x 2.29m

Room 2 3.46m x 3.73m

Room 3 6.03m x 3.74m

Room 4 2.24m x 3.91m

Bathroom 1.16m x 1.27m



## KEY FEATURES

Village location

Walking distance to National School

Very good order throughout

Storerooms offering potential for conversion.



## SERVICES:

Private Well Water Supply, Mains Sewerage

OFCH, Back Boiler from Solid Fuel Stove

Walking distance to National School

Very good order throughout



## BER DETAILS

BER: E1

BER No: 115517211

Energy Performance Indicator: 321.42 kWh/m<sup>2</sup>/yr

## ASKING PRICE

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## FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor. For further information please contact:

Barty O'Connor  
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PSL No. 001161

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