



42 Ryland Wood, Bunclody, Co Wexford

Y21F436

Asking Price: €295,000



DESCRIPTION

Nestled within the prestigious confines of a highly coveted development, this charming 4-bedroom bungalow with integrated garage commands a prime location, within effortless walking distance of a plethora of amenities.

Perched atop an elevated vantage point, it offers unrivalled panoramic views of the surrounding countryside, providing a serene escape amidst the vibrant pulse of community life.

Residents of this idyllic abode enjoy unparalleled convenience, with a championship golf course a mere stroll away, catering to the leisurely pursuits of golf enthusiasts. Sporting aficionados will delight in the proximity to a comprehensive array of sporting facilities in the area, including gyms, tennis courts, soccer and GAA facilities to name but a few.

Approaching the property, one is greeted by meticulously landscaped gardens, adorned with a rich tapestry of mature shrubbery, adding a splash of vibrant colours throughout the seasons. The exterior facade exudes a timeless maintenance free elegance, complemented by its pristine condition, promising a warm welcome to residents and guests alike.

In essence, this exceptional property is the epitome of modern living, offering a rare opportunity to embrace the best of both worlds - the tranquillity of countryside living and the convenience of urban amenities. With its enviable location, exquisite surroundings, and thoughtful design, it stands as a testament to refined living at its finest.

ACCOMMODATION

Entrance Hallway 8.89m x 2.63m (29'2" x 8'8").

Living Room 6.31m x 4m (20'8" x 13'1").

Kitchen/Dining Room 6.96m x 4m (22'10" x 13'1").

Utility Room 2.10m x 3.13m (6'11" x 10'3").

Bedroom 1 4.26m x 3.13m (14' x 10'3").

Ensuite 1.49m x 2.03m (4'11" x 6'8").

Bedroom 2 2.52m x 3.26m (8'3" x 10'8").





Family Bathroom 1.83m x 3.28m (6' x 10'9").

Bedroom 3 2.99m x 3.28m (9'10" x 10'9").

Bedroom 4 3.49m x 2.26m (11'5" x 7'5").

Garage 3.93m x 3.13m (12'11" x 10'3").

Store Room 1.14m x 3.13m (3'9" x 10'3").



KEY FEATURES

- Scenic Location
- Very Popular Area
- Excellent Decorative Order
- Garage & Storage Room
- Walking distance to all amenities

SERVICES

- Mains Water,
- Mains Sewerage
- OFCH



BER DETAILS

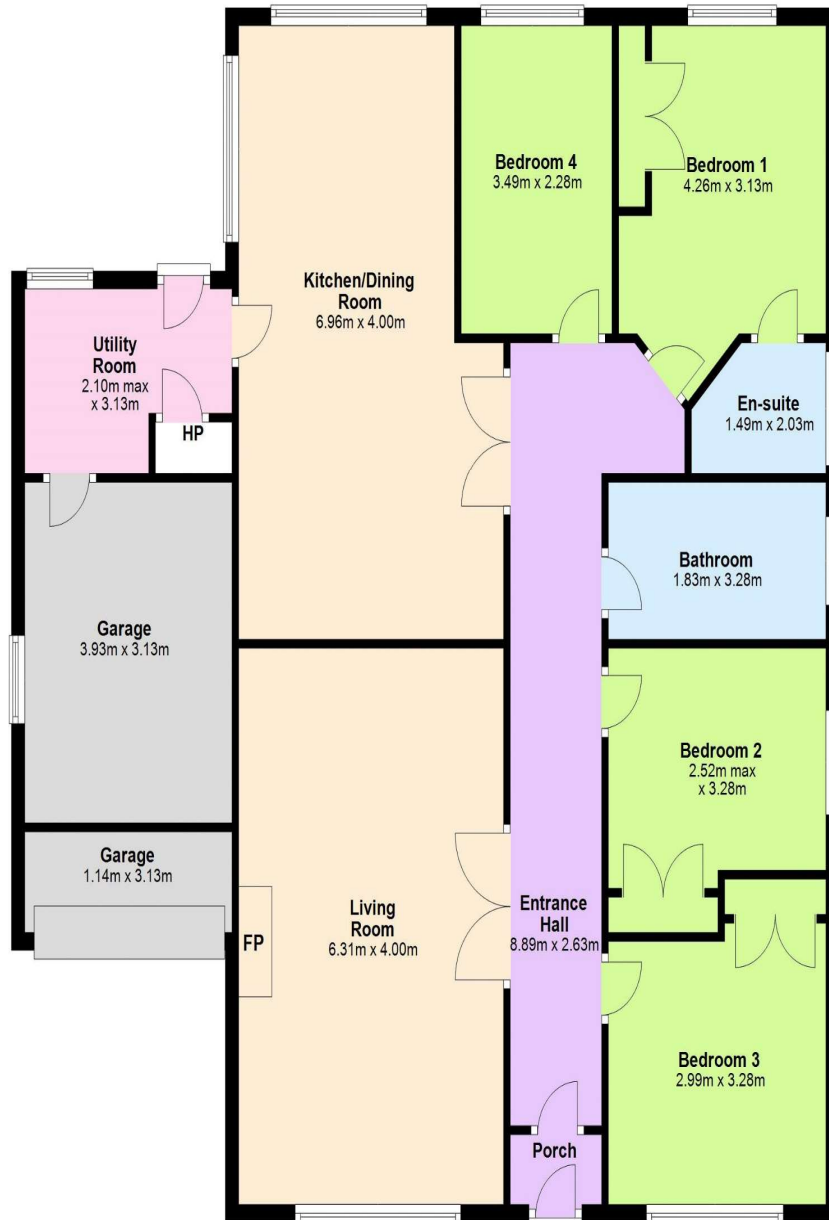
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BER No: 117301374

Energy Performance Indicator: 189.57 kWh/m²/yr

Take a walk through this beautiful home: <https://vimeo.com/940602650/aec964e460>

Ground Floor



Total area: approx. 125.0 sq. metres

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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