



**Corragh, Bunclody,  
Co. Wexford**  
**Y21 AY94**

Asking Price: POA



## DESCRIPTION

DNG O'Connor & O'Connor are delighted to present this outstanding 5-bedroom detached residence, a truly special home that effortlessly combines style, space, and serenity. Constructed in the early 2000s and finished to an impeccable standard throughout, every detail of this property has been carefully considered to create a warm and inviting living environment.

Situated on approx. C.1.13 acres and nestled in the picturesque countryside of Corragh, Bunclody, this impressive home extends to approx. 232m<sup>2</sup>, offering generous accommodation ideal for modern family life. The beautifully landscaped, mature gardens are maintained to perfection and provide a peaceful retreat, complete with a fully serviced garden cabin – ideal for a home office or creative studio.

A garage with an adjoining sunroom offers additional versatile space that could be transformed into a studio, living area, or simply enjoyed as a sunroom. Discreetly positioned behind hedging, a practical garden container offers additional storage without disrupting the natural beauty of the surroundings.

This home is a true labour of love, reflecting the care and attention invested by the current owner to create a space that is both functional and full of charm.

## ACCOMMODATION

### Entrance Hallway: 5.02m x 4.19m

Step into elegance through a beautifully appointed entrance hallway featuring solid timber flooring and illuminated by twin chandeliers, setting the tone for the quality throughout. A custom-made radiator cover and detailed coving and cornice add character and sophistication, while full-length bespoke voiles and curtains frame the space with soft luxury. An accent dark green feature wall adds warmth and depth, creating a welcoming ambiance. A plush wool carpet graces the staircase and continues seamlessly onto the landing and into each bedroom, offering both comfort and continuity.

### Living Room: 5.57m x 5.04m

A beautifully proportioned space designed for both relaxation and entertaining, the living room features a solid timber floor and is bathed in natural light from a large bay window overlooking the front garden,





complemented by an additional side window. Decorative coving and cornice enhance the room's classic charm, while a striking marble fireplace with black marble hearth and solid fuel open fire serves as a stunning focal point. Elegant brass light fittings and electric sockets add a touch of luxury, while custom-made voiles and gold silk Roman blinds provide a refined finishing touch.

**Kitchen/Dining Room: 7.60m x 4.23m**

This stylish and functional kitchen/dining space is the heart of the home, beautifully finished with a neutral tiled floor and soft coving throughout. Triple brass light fittings add warmth and sophistication, while the standout feature is the solid timber kitchen, painted in an elegant sage green and accented with brass handles. A sleek laminate countertop pairs perfectly with a classic white tiled splashback. The kitchen is fully equipped with high-end built-in Siemens appliances, a wine cooler, and a convenient coffee dock. An acrylic sink with a brass hot water tap completes this chic and practical culinary space, making it perfect for both everyday living and entertaining.

**Utility Room: 1.98m x 2.21m**

Practical and well-designed, the utility room continues the same neutral tiled flooring from the kitchen for a seamless flow. It is fully plumbed for both a washing machine and tumble dryer, with a built-in storage press providing ample space to keep everything neatly tucked away. A rear door offers convenient access to the garden, making this a functional and efficient extension of the kitchen area.

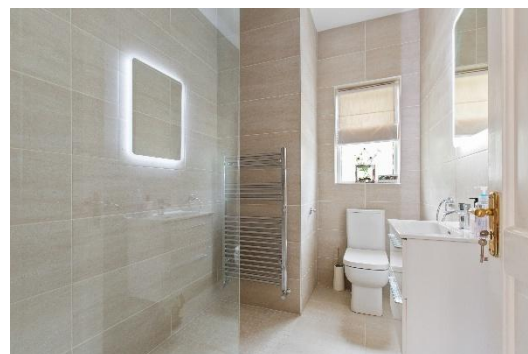
**Sunroom: 4.96m x 3.78m**

Flooded with natural light and full of character, the sunroom is accessed through elegant double doors from the kitchen. Featuring a vaulted ceiling with exposed timber beams, this space exudes warmth and charm. A solid timber floor adds a touch of rustic elegance, while a highly efficient Dik Geurts 7-10kW wood-burning stove creates a cosy atmosphere year-round. A patio door leads directly to the rear garden, seamlessly connecting indoor and outdoor living.



### **Guest Shower Room: 2.48m x 1.88m**

Stylish and contemporary, the fully tiled guest shower room features a luxurious large waterfall shower with a frameless glass enclosure, offering both elegance and functionality. A heated chrome towel rail adds comfort, while an LED mirror brings modern flair and practical lighting. The WHB is set within a sleek built-in vanity unit, providing smart storage, and is accompanied by a contemporary WC to complete this high-spec space.



### **Bedroom 5 / Bureau: 3.65m x 3.87m**

A bright and adaptable space, this room serves perfectly as either a fifth bedroom or a dedicated home office. Featuring a solid timber floor and dual aspect windows, the room is bathed in natural light throughout the day. Timber-effect Venetian blinds add a stylish yet functional touch, offering both privacy and light control. A calm and versatile room, ideal for work, rest, or guests.



### **Landing: 4.96m x 3.02m**

The upper landing exudes comfort and quality, finished with a plush wool carpet so luxurious you'll feel like you're sinking into it with every step. A window frames picturesque views of the surrounding countryside, flooding the space with natural light. Decorative coving and cornice add a refined touch, continuing the elegant finish found throughout the home.



### **Master Bedroom: 3.64m x 5.04m**

Step into luxury with this large and spacious master bedroom, designed for both comfort and elegance. A beautiful bay window offers stunning views of the front of the property, filling the room with natural light. The space features built-in wardrobes for seamless storage and is styled with custom-made voiles and Roman blinds for a sophisticated touch. Complete with a private ensuite bathroom, this room is your perfect retreat.



### **Ensuite: 1.83m x 3.65m**

Experience everyday luxury in this fully tiled ensuite, featuring a sleek bath and a waterfall shower with premium chrome Hansgrohe fittings. The Merlin frameless shower screen adds a modern, open feel, while a glass vanity mirror and white vanity unit with WHB provide both style and function. Additional touches include a glass cabinet for storage, shaver points, magnifying shaving mirrors with integrated





lights, an electric LED shaving light, and a chrome heated towel rail—creating a space that's as practical as it is elegant.

**Bedroom 2: 3.66m x 5.01m**

A warm and inviting space, Bedroom 2 features a luxurious wool carpet that flows seamlessly from the landing, creating a sense of continuity and comfort. Enjoy generous storage with floor-to-ceiling wardrobes, while a rear-facing window brings in natural light and garden views. Finished with bespoke Roman blinds and matching curtains, this room is both stylish and serene.

**Family Bathroom: 2.54m x 2.97m**

Designed with both luxury and practicality in mind, this fully tiled family bathroom features underfloor heating for year-round comfort. A bespoke walnut vanity unit houses a stylish double sink, offering ample space for busy mornings. Relax in the two-seater bath or refresh in the walk-in shower, complete with a frameless glass surround for a sleek, modern finish. A chrome heated towel rail adds the final touch to this beautifully finished space. Additional features include a glass cabinet for convenient storage, shaver points, and magnifying shaving mirrors with integrated lighting—combining elegance with everyday functionality.

**Bedroom 3: 3.66m x 4.23m**

Thoughtfully designed and beautifully finished, Bedroom 3 continues the home's high standard with a soft wool carpet that matches the landing. It includes bespoke built-in wardrobes for smart storage and a rear-facing window that fills the room with natural light. Styled with custom Roman blinds and matching curtains, this bedroom also boasts direct access to a Jack & Jill bathroom, offering added convenience and privacy.

**Jack & Jill Bathroom: 1.36m x 2.87m**

Stylish and functional, this fully tiled Jack & Jill bathroom is designed for shared comfort without compromising on luxury. It features a large walk-in shower with a rainfall shower head, a WC, and a WHB set in a sleek built-in vanity unit. A glass vanity mirror sits above the sink, complemented by adjustable lighting with three settings to suit any mood or time of day. Additional features include a glass cabinet for storage, shaver points, and magnifying shaving mirrors with integrated lighting. Direct access from Bedrooms 3





and 4 makes this bathroom a practical yet elegant addition to the home.

**Bedroom 4: 3.84 x 4.23m**

Beautifully consistent with the home's elegant finish, Bedroom 4 features the same luxurious wool carpet as the landing and other bedrooms, creating a seamless flow throughout. A front-facing window allows for natural light and views over the property's entrance. The room includes built-in storage for a clutter-free space and is styled with bespoke window coverings, blending practicality with refined design.





Total area: approx. 228.3 sq. metres

## BER DETAILS

BER: C3

BER No: 108478348

Energy Performance Indicator: 219.21 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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