



## 12 Old Forest, Bunclody, Co Wexford

**Y21AT89**

Asking Price: €285,000



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3



Sq m  
113.0

**BER C1**

DOUGLAS NEWMAN GOOD  
**DNG**  
O'CONNOR & O'CONNOR

## DESCRIPTION

Elegantly presented and in pristine, turn-key condition, 12 Old Forest is a beautifully maintained residence set within a highly sought-after private development.

This exquisite home impresses from the moment you step inside, with tasteful décor and a thoughtfully designed layout. Accommodation includes a welcoming entrance hallway, spacious living room, stylish kitchen and dining area, utility room, guest WC, three generously proportioned bedrooms, a luxurious ensuite, and a contemporary family bathroom.

Outside, the property is approached via a tarmacadam driveway offering off-street parking and a manicured front lawn. Gated side access leads to a private rear garden, thoughtfully laid out with a lawn, a charming patio area, raised decking—ideal for outdoor entertaining—and a durable Adman steel shed providing excellent storage solutions.

Crafted to the highest standards, this quality-built home features double-row concrete block construction, a nap plaster and red brick façade with PVC double-glazed windows and doors.

12 Old Forest is the ideal choice for those seeking timeless charm, modern comfort, and everyday convenience in an exclusive and peaceful setting.

## ACCOMMODATION

**Entrance Hallway:** 4.04m x 2.81m (13'3" x 9'3").

The bright and spacious entrance hallway features elegant porcelain cream floor tiles, which continue seamlessly into the kitchen, complemented by decorative coving for a refined finish.

**Living Room:** 6.06m x 3.51m (19'11" x 11'6").

The living room boasts solid wood flooring, an insert stove with a polished marble hearth, and a large bay window that floods the space with natural light. Decorative coving adds a touch of elegance, while double doors provide a seamless flow through to the kitchen and dining area.

**Kitchen/Dining Room** 3.26m x 4.83m (10'8" x 15'10").

The kitchen and dining area continue the elegant porcelain cream floor tiles from the hallway, enhancing the sense of space and flow. Featuring a classic shaker-style kitchen with sleek quartz countertops, the space is fully equipped with a built-in dishwasher, electric hob, oven, and extractor fan. Double doors open out to a raised decking area in the rear garden—perfect for alfresco dining—while a separate door leads to the adjoining utility room for added convenience.







**Utility Room:** 2.62m x 1.48m (8'7" x 4'10").

The utility room continues the porcelain cream floor tiles for a seamless transition from the kitchen. It is fitted with built-in storage units, matching quartz countertops, and is plumbed for a washing machine—offering a practical and well-organised workspace.

**WC:** 1.39m x 1.48m (4'7" x 4'10").

The guest WC continues the elegant porcelain cream floor tiles and is fitted with a WC and wash hand basin, providing a bright and functional space just off the hallway.

**Landing:** 2.55m x 2.81m (8'4" x 9'3").

The landing is bright and airy, finished with soft carpet flooring, creating a warm and comfortable transition to the upstairs accommodation.



**Bedroom 1:** 4.61m x 3.51m (15'1" x 11'6").

Tastefully decorated in neutral tones and features built-in wardrobes, cosy carpet flooring, and venetian blinds for added privacy. A door leads directly to the private ensuite bathroom.

**En-suite:** 1.87m x 1.74m (6'2" x 5'9").

The ensuite features tiled flooring and partially tiled walls, and is fitted with a corner electric shower, WC, and wash hand basin—combining practicality with a clean, modern finish.



**Bedroom 2:** 3.96m x 3.69m (13' x 12'1").

Featuring soft carpet flooring, venetian blinds, and built-in wardrobes. A rear-facing window offers lovely views over the surrounding countryside, creating a peaceful and private retreat.

**Bedroom 3:** 4.11m x 2.64m (13'6" x 8'8").

Bedroom 3 is finished with carpet flooring and features a rear-facing window fitted with a venetian blind, offering a quiet and comfortable space ideal as a bedroom, home office, or nursery.



**Bathroom:** 2.88m x 2.81m (9'5" x 9'3").

The main bathroom is fully tiled in a neutral finish and fitted with a bath, wash hand basin, and WC. A window with a venetian blind provides natural light and ventilation, completing this clean and stylish space.

**BER DETAILS**

BER: C1

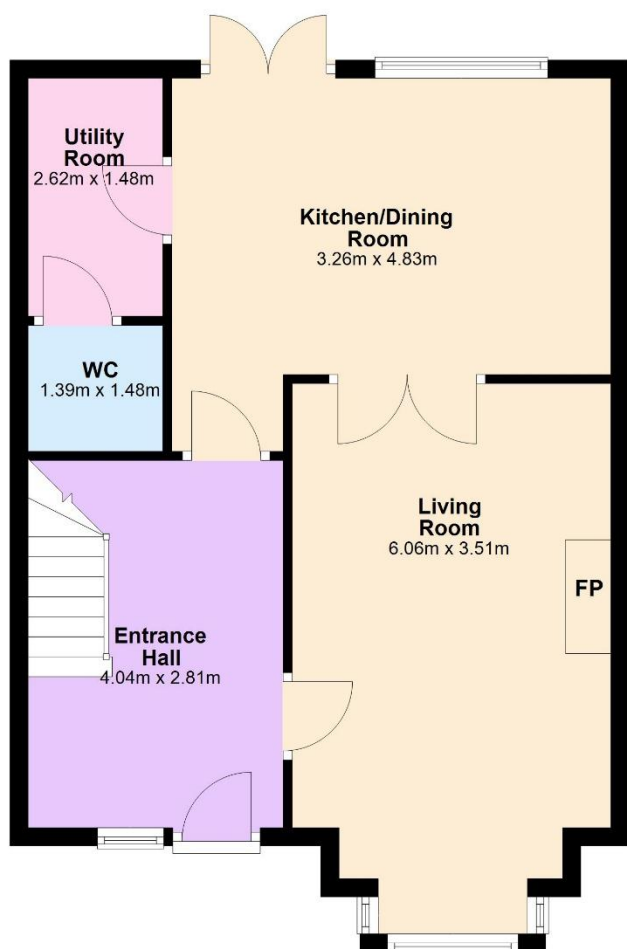
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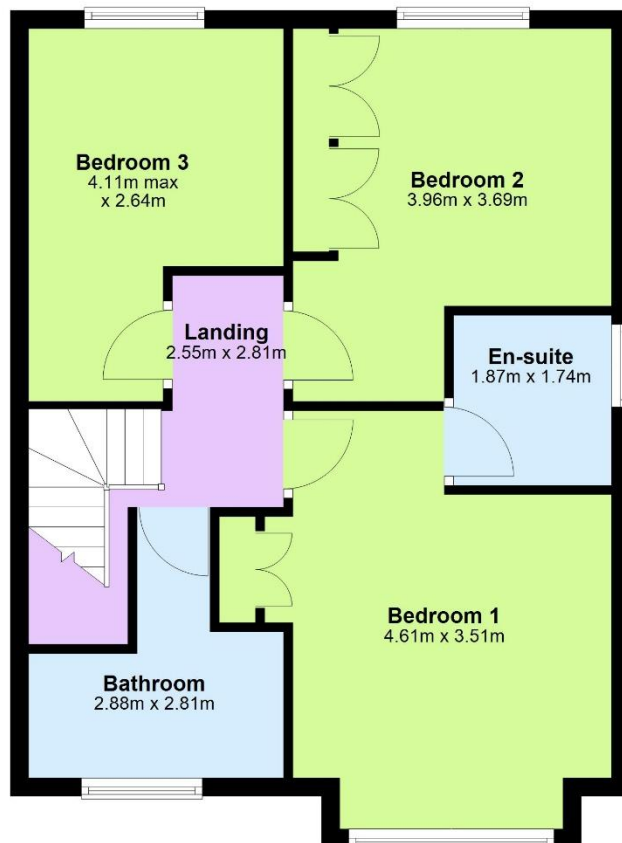
**ASKING PRICE**

Asking Price: €285,000

## Ground Floor



## First Floor



Total area: approx. 109.4 sq. metres

## FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor.

For further information please contact:

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