



14 St. Mary's Villas, Bunclody, Wexford

Y21YN96

Guide Price: €180,000



3



1



Sq m
78.5



DESCRIPTION

No. 14 St. Mary's Villas is a well-located three-bedroom residence set within a mature and highly regarded housing estate, within easy walking distance of all local amenities.

The property is approached via a concrete driveway with a neatly kerbed front garden laid to lawn and benefits from side access leading to a private rear garden. Internally, the accommodation comprises three bedrooms, a shower room, kitchen and sitting room.

Full planning permission has also been granted for an extension to the side of the property, offering excellent potential for future enhancement.



ACCOMMODATION

Entrance Hallway 1.54m x 3.03m (5'1" x 9'11").

Carpeted entrance hallway with a window to the side elevation on the stairway, allowing an abundance of natural light to flood the space. Access is provided to the living room and dining room/bedroom.



Living Room: 4.43m x 3.34m (14'6" x 10'11").

Spacious living room featuring a laminate floor and a charming cast iron fireplace with stove insert, creating a warm and inviting focal point.

Dining Room / Bedroom 3 2.79m x 3.03m (9'2" x 9'11").

Currently used as a dining room, this versatile space could also serve as a third bedroom. It features laminate flooring and a window to the side of the property, offering plenty of natural light.



Shower room 1.45m x 1.86m (4'9" x 6'1").

Fully tiled shower room fitted with a Triton electric shower, WC, and wash hand basin, combining practicality with a clean, modern finish.

Kitchen 3.61m x 4.76m (11'10" x 15'7").

Bright and inviting kitchen featuring a hand-painted solid oak design, laminate countertops, and integrated double oven. The room is finished with tiled floors and splashbacks, and benefits from a rear-facing window and side door, providing excellent natural light and convenient access.

Bedroom 1 4.33m x 3.05m (14'2" x 10').

Spacious bedroom with a carpeted floor and dual front-facing windows, allowing abundant natural light to fill the room.





Bedroom 2 3.30m x 3.32m (10'10" x 10'11"). Comfortable bedroom with a carpeted floor and a window overlooking the rear garden, bringing in natural light and pleasant views.



BER DETAILS

BER: F

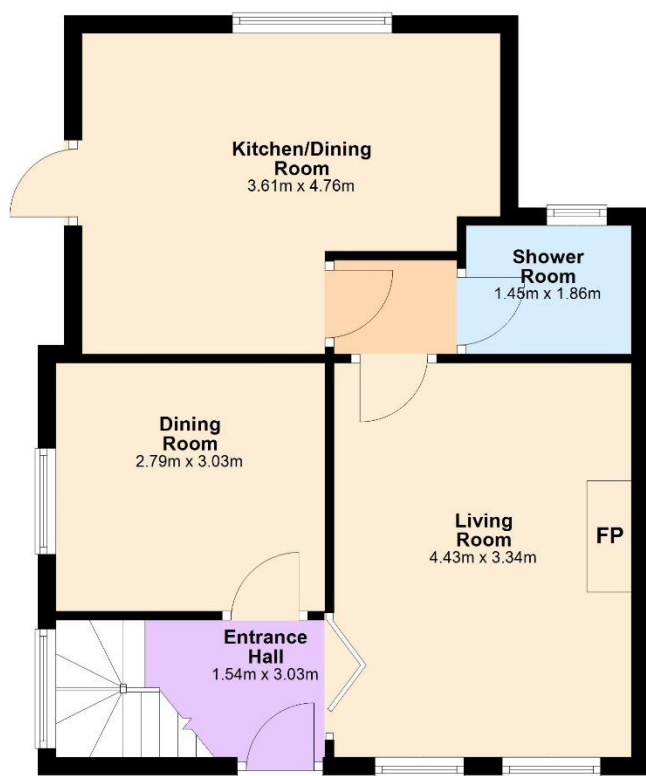
BER No: 112473764

Energy Performance Indicator: 427.29 kWh/m2/yr

ASKING PRICE

Guide Price: €180,000

Ground Floor



First Floor



FURTHER INFORMATION/VIEWING

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

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