

Ref: P6909

BRADY'S CROSS, BUNCLODY, CO. WEXFORD Y21 Y2P4

BER D1

**QUINN PROPERTY**

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Impressive Three Bedroom Detached Family Home (Incorporating Two Separate Adjoining Dwellings)  
With Detached Garage On C. 1 Acre Elevated Site

For Sale By Private Treaty







#### LOCATION AND DESCRIPTION:

This unique family home is located in an excellent country setting and boasts some of the most stunning views of the surrounding countryside over Bunclody, Mount Leinster and the Blackstairs Mountains. The property is approximately 1km from Bunclody, a mere twenty minute walk, which allows for an active and connected lifestyle. The new owner of this property will benefit from all the perks of country living along with close proximity to a bustling town centre - the best of both worlds.

Bunclody is a thriving town situated along the N80 in north Wexford close to the Carlow border. It has a number of primary and secondary schools, GAA & soccer clubs, churches, restaurants, pubs, supermarkets, shops and various services. The Bunclody Golf & Fishing Club which is situated in the town attracts a large number of golfers and tourists in the area. Dublin can be accessed within an hour via the M7 motorway while Enniscorthy and Carlow can be accessed within 20 minutes and 45 minutes respectively.

The original cottage was built in 1912 and extensively modernized about twenty years ago. Encompassing a unique layout, the property is currently configured into two separate adjacent dwellings with potential for various living arrangements or, indeed, investment purposes. However, it can also be easily converted into one dwelling for the larger family.

Outside there is a generous lawn with an abundance of mature trees, shrubs and rockeries taking full advantage of the panoramic views. There is also a beautiful sandstone patio area to the side of the house. A large detached garage offers conversion potential, and is suitable for a range of uses. There is ample car parking space.

Extending to 156m<sup>2</sup>, accommodation is light filled and presented in immaculate condition throughout. It comprises as follows:





## Ground Floor

Entrance 3.9m x 1.9m Carpet, feature stain glass door, stairs to first floor  
Hallway:

Sitting Room: 4.4m x 4.8m Timber flooring, coving, solid fuel stove with feature surround, bay window

Kitchen/  
Dining Room: 4.0m x 3.3m Tiled flooring, fitted kitchen with waist and eye level units, electric oven, electric hob, dishwasher, microwave, fridge freezer, breakfast bar, tiled splashback, feature sliding doors to side, under stairs storage

Utility/W.C. 3.5m x 2.5m Timber flooring, WC, washing machine, sink

Back hall: 2.0m x 1.7m Tiled flooring, wall panelling

## First Floor:

Landing: 5.4m x 2.0m Carpet flooring, hot press

Bedroom 1: 4.4m x 3.2m Carpet flooring, fitted wardrobes

Ensuite: 2.5m x 1.3m Fully tiled, electric shower, WC, WHB

Bedroom 2: 5.0m x 2.3m Laminate flooring, fitted wardrobes

## SERVICES AND FEATURES:

Oil Fired Central Heating

Septic Tank

Mains Water

Detached Garage With Side Door & Roll Over Doors

Second Adjoining Dwelling

Excellent Location

Property Extends To 156m<sup>2</sup>

Original Build: 1912





**Separate /  
Adjoining Dwelling:**

Ground Floor:

Kitchen/Living Area: 3.6m x 4.4m Laminate flooring, fitted units, electric cooker, electric hob, fridge freezer, solid fuel stove

First floor:

Bedroom 3: 4.4m x 3.2m Carpet flooring, vaulted ceiling

Bathroom: 3.7m x 3.0m Fully tiled, double shower, WC, WHB, bath

**BER DETAILS:**

BER: D1

BER No. 108624081

Energy Performance Indicator: 237.1 kWh/m<sup>2</sup>/yr











A.M.V. €325,000



# QUINN PROPERTY

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