

No. 3 Bun An Chnoic, Cleariestown, Co. Wexford

This stunning and sophisticated 5 bed detached residence is presented to the market in what can only be described as pristine condition. The property enjoys a super layout of bright, spacious and well laid out living accommodation extending to **c. 2400 sq ft** and is very tastefully decorated with many beautiful features throughout and presented to the market in excellent condition. The property enjoys a beautiful kitchen/diner/ sun-room with fabulous views over the surrounding countryside. It rests on a **c.1 acre** site with gardens to front and rear, patio area, gated entrance and is conveniently located approx. 15 mins driving distance to Wexford town centre. All local facilities shops, schools, churches etc. are easily accessed at surrounding villages in Cleariestown, Wellingtonbridge, Murrintown, etc. The main N11, N25 routes are also very easily accessed.

The Sale of this Superb Residence offers an Excellent Opportunity to Acquire a Wonderful Family Home in excellent condition in a most pleasant easily accessed countryside location.

Property Features

Lovely countryside location.

5 Bedrooms.

Sun room.

Spacious kitchen / diner.

c. 1 acre site.

Back boiler & Oil fired central heating.

Garage.

Excellent condition.

Accommodation Comprises:

Entrance/ Hallway 6.15m x 3.00m Part tiled/laminated timber floors, recessed lighting.

Sitting Room 5.70m x 3.80m Feature marble fireplace, TV point.

Kitchen/Diner/Living Room 8.4m x 4.50m Fully fitted eye & waist level oak kitchen units, colour glass splash back, stainless steel sink unit, tiled floors, open fire, TV point.

Sun Room 3.60m x 3.00m Feature window, tiled floors, double doors to rear garden with countryside views, TV point.

Utility Room 2.90m x 2.20m Tiled floors, fully fitted eye & waist level units, plumbed for appliances, door to rear. Cloakroom.

Bathroom 2.90m x 2.70m WC, WHB, Bath, fully tiled.

Bedroom No. 1 4.15m x 3.50m laminate flooring, TV point, Telephone point.

Office/Playroom

Upstairs

Spacious landing

Bedroom No. 2 (Master) 4.60m x 4.50m Feature window seat with storage, timber floors, walk in wardrobe, En-Suite.

En-Suite 1.80m x 2.50m WC, WHB, Triton shower, tiled floors, part tiled walls.

Walk in wardrobe 2.25m x 1.95m

Shower Room 4.50m x 3.00m WC, WHB, power shower, tiled floors, part tiled walls.

Bedroom No. 3 4.20m x 3.80m Built in sliderobe, timber floors, stunning views.

Bedroom No. 4 4.50m x 3.00m Timber floors, tv point.

Bedroom No. 5 3.60m x 4.50m Timber floors, built in sliderobe, window seat.

Garage - plumbed with heating & future access to house.

Outside: Patio area to side, gardens to front and rear, gated entrance, garage.

Services: Private water, private sewage (pura flow system), wired for alarm, back boiler & oil fired central heating.

BER: C1 Ber No: 110549771 164.73 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford proceed out the Duncannon line/Newline road, pass Newline Oil, and take the next road to the right. Continue on this road and you will come to a T Junction take a left turn here, drive for short distance and you will see 3 houses together on your right and this residence is the 1st on your right.