



**2 Na Crossaire, Kilmyshall,
Bunclody, Co Wexford**

Y21KX78

Asking Price: €320,000



4



3



Sq m
133.0



DESCRIPTION

Located in the very popular village of Kilmyshall, No. 2 Na Crossaire is a very well-presented family home which comes to the market in turnkey condition.

Kilmyshall is a village that is located just off the main N80 only minutes from Bunclody town and all amenities.

The property is surrounded by majestic views over the picturesque countryside.

The village boasts an excellent primary school and excellent creche facilities all within walking distance and is located c. 10 minutes' drive from the main M11 and c. 20 minutes from the M9.

2 Na Crossaire briefly comprises on the ground floor, large entrance hallway, wc, living room, kitchen/dining room, utility and 1 bedroom, and on the first floor, there is a large family bathroom, with 3 bedrooms, with master ensuite.



ACCOMMODATION

Entrance Foyer 1.84m x 2.22m (6' x 7'3"). with Guest WC off.

Inner Hall 3.12m x 3.02m (10'3" x 9'11").

Bedroom 4 2.51m x 3.07m (8'3" x 10'1").

Kitchen 2.86m x 3.77m (9'5" x 12'4").

Dining Area 2.10m x 3.76m (6'11" x 12'4").

Utility Room 1.31m x 2.00m (4'4" x 6'7").

Living Room 4.98m x 5.27m (16'4" x 17'3"). with open fireplace, and bay window

Master Bedroom 3.61m x 4.11m (11'10" x 13'6"). with Built in Wardrobe and Ensuite

Ensuite Bathroom 1.25m x 2.79m (4'1" x 9'2"). shower, wc, whb.

Bedroom 2 4.44m x 3.58m (14'7" x 11'9"). Built in Wardrobe

Family Bathroom 3.85m x 2.41m (12'8" x 7'11"). Bath, wc, whb.

Bedroom 3 4m x 2.81m (13'1" x 9'3").



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BER DETAILS

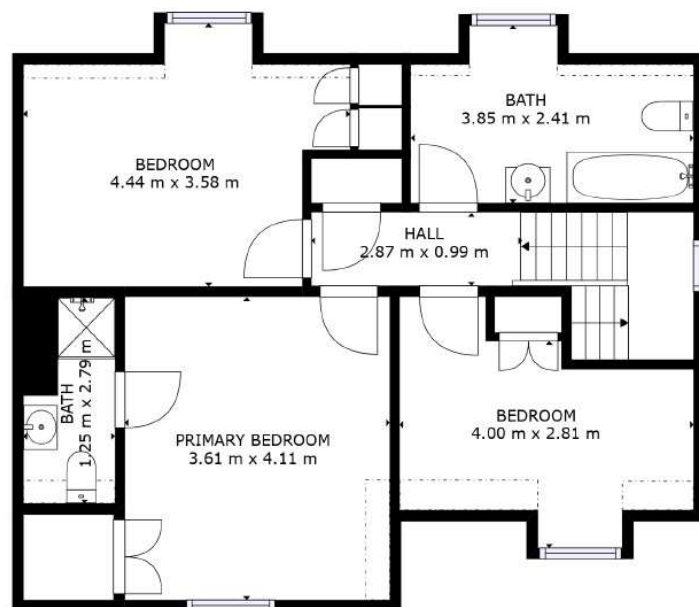
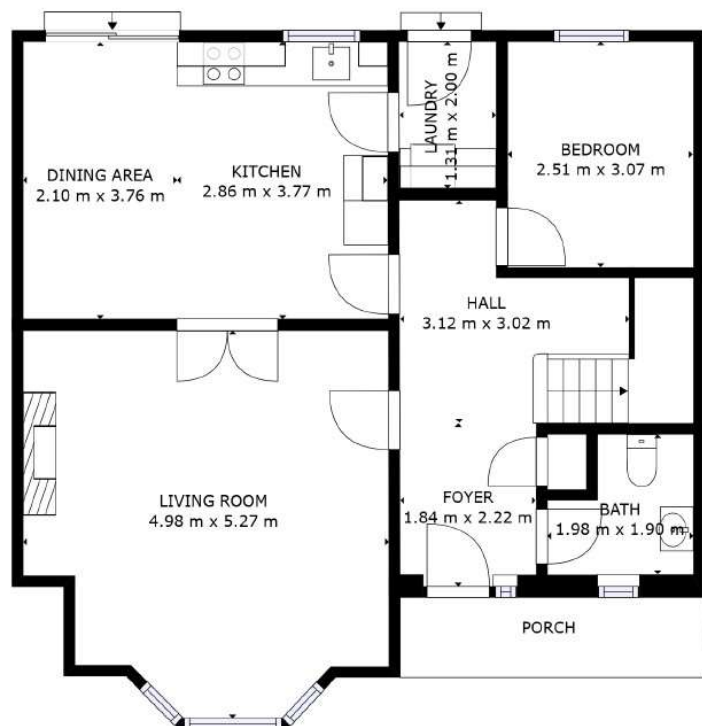
BER: C1

BER No: 101314326

Energy Performance Indicator: 174.35 kWh/m²/yr

ASKING PRICE

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GROSS INTERNAL AREA
 FLOOR 1: 73 m², FLOOR 2: 60 m²
 EXCLUDED AREAS: PORCH: 5 m²
 REDUCED HEADROOM BELOW 1.5M: 3 m²
 TOTAL: 133 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

Barty O'Connor
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PSL No. 004577

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