



Boolamore Heights, Boolamore, Bunclody, Co. Wexford Y21XK00

Guide Price: €399,000

BER C2

DOUGLAS NEWMAN GOOD
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DESCRIPTION

Welcome to Boolamore Heights, Boolamore, Bunclody, Co. Wexford.

A truly impressive 3/4 bedroom dormer-style residence, presented in show house condition and set on a beautifully elevated 0.69-acre site with mature, landscaped gardens and stunning views of the surrounding countryside.

This exceptional home offers a perfect blend of space, style, and serenity—ideal for those seeking a peaceful rural setting without compromising on quality or convenience. Every detail has been lovingly maintained, from the bright and spacious interior to the manicured grounds that surround the property.

A standout feature of this property is the detached garage, which offers excellent potential for conversion to an annex. With existing services connected and stairs already in place, it presents a fantastic opportunity for additional accommodation, a home office, or studio space—subject to the relevant planning permissions.

Located just a short drive from Bunclody town, Boolamore Heights is a rare opportunity to acquire a turnkey home in a sought-after location.

ACCOMMODATION

Entrance Hall: 3.47m x 3.54m (11'5" x 11'7"). A bright and welcoming space featuring timber laminate flooring, a bespoke radiator cover, and a warm, neutral décor that sets the tone for the rest of this beautifully presented home

Bedroom 1: 3.76m x 4.45m (12'4" x 14'7"). A spacious and elegant double bedroom featuring a carpeted floor, decorative coving with a cornice centrepiece, and twin windows to the front of the property that flood the room with natural light.

Sitting Room/ Bedroom 4: 3.37m x 4.31m (11'1" x 14'2"). Currently used as an elegant and comfortable sitting room, this versatile space features a carpeted floor, double windows that allow for excellent natural light, and a charming white timber fireplace with a marble hearth and electric fire. Previously used as a bedroom, it can be easily reinstated as such, offering flexibility to suit your needs.

Bathroom: 2.02m x 4.31m (6'8" x 14'2"). A fully tiled and well-appointed bathroom featuring a jacuzzi bath for added luxury, WC, wash hand basin with built-in vanity press, and a standalone corner shower. Additional features include a heated towel rail.





Kitchen/Dining Room: 3.74m x 8.09m (12'3" x 26'7").

A bright and spacious open-plan kitchen and dining area, truly the heart of the home, offering a perfect blend of style and function. The dining area features a solid timber floor and a striking granite fireplace with open fire, creating a warm and inviting atmosphere.

The kitchen area is finished with a tiled floor and fitted with elegant cream shaker-style units, laminate countertops, and cream tiled backsplash. It comes complete with a built-in electric oven and hob as well as integrated appliances, offering everything needed for modern family living.



Sunroom /Living Room: 6.29m x 3.94m (20'8" x 12'11").

A bright and spacious room featuring a stunning vaulted timber ceiling that adds character and warmth. The focal point is a charming brick fireplace with a stove, perfect for cozy evenings. Double doors open out to the fantastic garden space, seamlessly blending indoor and outdoor living in this tranquil setting.



Utility Room: 2.01m x 3.00m (6'7" x 9'10").

Practical and well-equipped, this room features a tiled floor matching the kitchen, built-in shaker-style units, and plumbing ready for a washing machine. For added convenience and peace of mind, a gas hob is installed to ensure cooking can continue during any electric power interruptions.



Landing: 1.07m x 2.10m (3'6" x 6'11"). A bright and spacious carpeted landing that provides easy access to all bedrooms and the shower room.

Bedroom 2: 4.18m x 3.26m (13'9" x 10'8").

A bright and airy bedroom featuring a dormer window and Velux window that flood the room with natural light. The room includes built-in storage cabinets and a soft carpeted floor, combining practicality with comfort.

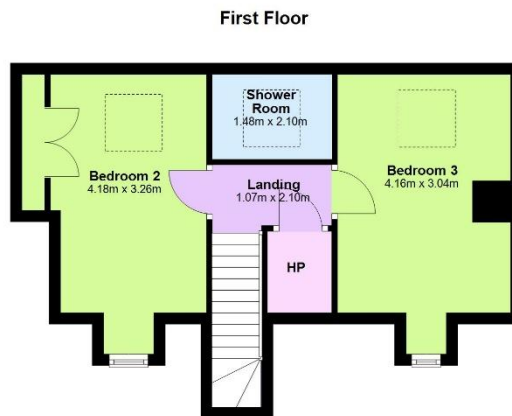
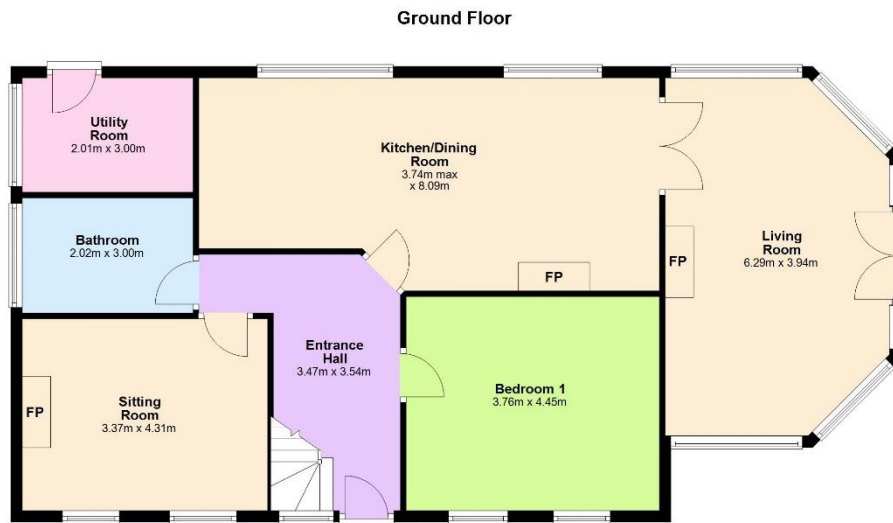


Shower Room: 1.48m x 2.10m (4'10" x 6'11").

A fully tiled, shower room featuring a WC, wash hand basin, and a newly fitted shower and enclosure. A Velux window ensures the room is filled with natural light and ventilation.

Bedroom 3: 4.16m x 3.04m (13'8" x 10').

A bright and inviting bedroom featuring a carpeted floor, a charming dormer window, and a Velux window that together flood the space with natural light, creating a warm and welcoming atmosphere.



Total area: approx. 142.8 sq. metres

BER DETAILS

BER: C2

BER No: 110584646

Energy Performance Indicator: 184.56kWh/m²/yr
kWh/m²/yr

ASKING PRICE

Guide Price: €399,000

FURTHER INFORMATION/VIEWING

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

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