



**Rockville, Lissahane
Kill, Co. Waterford.
X42 V525**

- Beautiful 5 bedroomed home.
- Pristine condition throughout.
- Landscaped mature gardens.
- Idyllic location.
- Viewing is a must.

Guide Price €390,000

Stunning 5 bedroomed detached dormer bungalow set on mature landscaped gardens in an idyllic countryside setting. The property is beautifully presented throughout and is accessed via a gated entrance with sweeping driveway and surrounded by a beautiful stone wall. The accommodation comprises entrance hall, sittingroom, livingroom, family room, kitchen, utility room, 5 bedrooms, bathroom and shower room. The property boasts solid pitch pine interal door and many other features. Viewing is advised!
Located only minutes from Kill village and only 20km from Waterford City and 17 km from Tramore.

Ground Floor Accommodation:

Entrance Hall 2.02m (6'8") x 2.02m (6'8")
Porcelain tile floor.

Livingroom 4.7m x 3.5m
Ceramic tile flooring. Stove.

Sittingroom 4.5m x 3.4m
Coving, centre rose, feature fireplace, carpet flooring.

Family room 3.7m x 3.1m
Feature fireplace, stove, vaulted ceiling.

Utility room
Stainless steel sink, back door to garden area.

Kitchen 4.6 m x 5.2m
Quality fitted pitch pine kitchen units, island unit, ceramic tile flooring, french double doors to garden area.

Shower room
W.c, w.h.b, Triton electric shower with wall & floor tiling.

Bedroom 1 – Ground floor 4.2m x 3.0m
Carpeted flooring and fitted wardrobes.

Bedroom 2 - Ground Floor 2.3m x 2.5m
Laminated wood flooring.

Bedroom 3 - Ground Floor 3.05m x 3.1m
Laminated wooden flooring.

First Floor Accommodation

Master Bedroom - First Floor 5.1m x 4.6m
Carpet flooring.

Bathroom 3.0m x 3.1m
Bath, w.c. and w.h.b., triton shower, timber flooring

Bedroom 4 – First Floor 3.1m x 3.1m
Timber flooring.

Features

Built c. 1988
Mature gardens with gated entrance
Metal Shed.
Solid pitch pine doors throughout.
Fully alarmed
6 x tv points
1 x phone point
pvc double glazed windows
pvc fascia and soffit
Outside tap and light.
Decking area

Inclusions

Curtains blinds and light fittings. Stanley oil fired oven, integrated dishwasher and cooker.

Services Oil fired central heating. Mains electricity. Private well and septic tank.

Directions

These particulars are issued by Property Partners Barry Herterich on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing detailed particulars but we will not be held responsible for any inaccuracies in the particulars or terms of the property referred to: or should the property be sold, let or withdrawn. Clients are requested to make an appointment through our offices before viewing. All offers will be submitted to the Vendors for consideration.



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