



Ballygunnertemple, Co. Waterford. X91 Y2D0.

For Sale

€195,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c.101sq.m. /c.1,087 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Attractive cottage style residence with enormous redevelopment potential, ideally situated in a beautiful countryside location c. 5 miles from Waterford City, just off the main Waterford to Dunmore East Road. The property provides the purchaser with the opportunity to refurbish and extend the existing dwelling, or to construct a new dwelling on the site (subject to FPP) without the need to satisfy the local area restrictions for rural planning (local area need) due to the existing dwelling on site. The property occupies a c. 0.62 acre site with a gently sloping easterly aspect, with two entrances from the public road. The property comprises of entrance hall, wc, kitchen, living room, porch room to the front and three bedrooms. The property has a gated entrance from the road way to the front of the house, and a separate agricultural type entrance to the lower portion of the site. The dwelling is in good structural condition, with slate roof and uPVC double glazing throughout. The property also has well water, mains water is available and on-site septic tank waste water system. While the property is in good structural condition, refurbishment and modernization would be required.

LOCATION

The property is situated in a beautiful rural setting, between the main Dunmore East road and the Ballyvoreen lane at Ballygunnertemple. The property is located c. 7 km from Waterford City, and c. 2 km from the village of Ballygunner, while the property is situated c.11 km from Dunmore East and c.6 km from Faithlegg.

ASKING PRICE €195,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**



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ACCOMMODATION

Entrance Porch	6.91 x 1.72
Entrance Hall	2.97 x 1.12
Living Room	4.42 x 3.09
Kitchen	3.58 x 3.81
Bedroom	3.41 x 2.55
Bedroom	3.80 x 4.76
Bedroom	3.15 x 2.72
Shower Room	2.26 x 1.60

FEATURES

Enormous redevelopment potential – site or refurbishment.

Existing dwelling relieves the requirement for local planning restrictions (local area need).

Beautiful countryside location close to Waterford City

Oil fired central heating

uPVC double glazing

Septic tank

BER

Rating: G

BER No.: 114176878

EPI: 826.46 kWh/msq/yr



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