



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



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie
W: www.dngreidandcoppinger.ie
W: www.dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



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 Ballyvoren 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**



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.





Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

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



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.