



Bawnville: Bawnfune: Butlerstown : Waterford : X91 P8F2

Split level detached residence of c. 306 Sqm.





Occupying a large site of mature landscaped gardens with mature trees, shrubby and hedging and set back from the main Waterford to Cork Road, this beautiful family home comprises of 5 Bedrooms, 5 Bathrooms, 3 Reception Rooms, Office, Games Room, Outside Clinic/Studio/Toilet all with concrete floors. B3 Energy Rating. Dual Heating Systems (Oil & Wood Pellet Boilers). The property benefits from outdoors large private south and west facing patios. Solar Panels (Free hot water in summer months). Secure Electrically Automated Front Gates. The property benefits from a 6.09m x 4.27m Garage with outside toilet (fully shelved with built in work bench) and a 4.57m x 4.27m Wooden Log Cabin at rear (with heating, lighting & fully insulated).





ACCOMMODATION

GROUND FLOOR

Hallway 7.96 x 2.75

Porcelain tiled flooring. Wood panelling to walls. Recess lighting.

Games Room 10.05 x 4.87

Carpet flooring. Solid marble fireplace.

TV – Gym 4.28 x 3.02

Porcelain tiled flooring. Coving to ceiling. Decorative fireplace with solid oak mantelpiece and recess stove.

Kitchen/Dining/Living Room 9.35 x 4.43

Marble tiled and timber flooring. Fireplace with recess stove. Solid Walnut fitted kitchen with marble worktop.

Utility Room 3.05 x 4.15

Marble tiled flooring.

Living Room 9.77 x 4.33

Carpet flooring. Marble fireplace with recess stove. Recess lighting. Coving to ceiling.

Master Bedroom 4.05 x 4.30

Carpet Flooring.

En Suite 2.24 x 1.77

Marble tiled floor and walls to ceiling. Coving to ceiling. Recess lighting. WC, WHB and Shower.

Walk in Wardrobe 2.36 x 1.18

Carpet flooring. Fitted units.

Bathroom 3.05 x 1.35

Marble tiled flooring. Coving to ceiling. Recess lighting. WC, WHB, Bath and Shower.

FIRST FLOOR

Landing 4.90 x 4.67

Carpet flooring.

Bedroom 2 **3.51 x 3.00**

Carpet flooring. Fitted wardrobes.

En Suite **1.45 x 1.64**

Tiled floor and walls to ceiling. WC, WHB and Shower.

Bedroom 3 **3.32 x 2.69**

Carpet flooring. Fitted wardrobes.

Bedroom 4 **4.58 x 3.16**

Carpet flooring. Fitted wardrobes.

En Suite **1.50 x 1.89**

Tiled floor and walls to ceiling. WC, WHB and Shower.

Bedroom 5 **3.81 x 2.85**

Carpet flooring. Fitted wardrobes.

Bathroom **3.36 x 1.74**

Marble tiled flooring, walls tiled to ceiling. Jacuzzi bath, WC, WHB and Shower.

Attic Room **7.02 x 4.10**

Carpet flooring. Velux windows.







FEATURES

Sizable five bedroom home extending to c. 306 Sqm.

Modern styled residence with mature landscaped gardens

In roof storage fully floored, lighting and two Velux windows

C. 1.6 acres of mature landscaped gardens with tarmacadam driveway

Secure electrically automated front gates

Outside Clinic/Studio/Toilet with concrete floors

B3 Rating

ASKING PRICE

€665,000

VIEWING

By appointment with selling Agents DNG Reid & Coppinger

BER DETAILS

BER B3

BER No. 107800187

Energy Performance Indicator 146.97 kWh/m.sq./yr

