

For Sale

Busherstown, Glenmore, Co. Kilkenny.



Attractive Four Bedroom Dormer Bungalow in rural setting standing on a generous C.1 acre site with uninterrupted views of the surrounding countryside . The property offers spacious accommodation extending to c. 1,800 sq. ft. and comprises of entrance hall, kitchen/dining room, utility room, sitting room, four bedrooms, two ensuite and a main bathroom. The property has the benefit of a detached garage with two adjoining pony stables. Heating is provided by an oil fired central system together with a solid fuel stove with integrated back boiler. All windows are uPVC double glazed throughout. Located C. 3 km from the village of Glenmore, and C. 6 km from New Ross, the property is also convenient to Waterford City which is just c. 10 km from the property. For further details and viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

BER B3 NO. 106378920

Asking Price € 180,000

PSRA Registration No. 00215

Accommodation

Inner Porch

3.5 x 2.3

Feature wooden stable door/half door
Tiled floor. Double doors leading to entrance hall.

Entrance Hall

4.8 x 5.3

Laminate wood flooring
Solid wood staircase leading to first floor.

Sitting Room

3.8 x 5.2

Laminate wood flooring, blinds to windows
Solid fuel stove with back boiler.

Kitchen

5.1 x 3.8

Solid oak fitted units with marble worktop incorporating Belfast sink,
Integrated dishwasher, oven and island with gas hob and cooker hood.
Tiled floor. Archway leading to diningroom/sunroom.

Diningroom/Sunroom

4.1 x 3.4

Tiled floor. French doors leading to rear of property.

Utility Room

2.0 x 6.2

Tiled floor matching kitchen.
Plumbed for washing machine and tumble dryer.
Built in storage units. Stable style half doors leading to the rear.

Master Bedroom

4.5 x 4.6

Carpeted floor and blinds to window
Walk in wardrobe with extensive hanging and shelf space.

En-suite

3.1 x 3.0

WC, WHB, Shower. Beautifully tiled floor and walls to ceiling.
Chrome heated towel rail, glazed shower screen,
high quality sanitary wear.

Bedroom 2

4.4 x 3.4

Laminate wood flooring, curtains and roller blinds to window.

Bedroom 3

3.4 x 3.5

Laminate wood flooring, curtains and blinds to window

Main Bathroom

3.7 x 2.2

WC, WHB, Bath, Shower. Jacuzzi bath with separate shower.
Tiled floor and walls to ceiling. High quality sanitary wear.

First Floor

Bedroom 4

7.0 x 7.39

Carpeted floor. Blinds to window.
Walk in wardrobe with ample hanging and shelved space.

En-suite 3.0 x 2.0
WC, WHB, Shower.

Hot Press Shelved for storage 3.0 x 2.0

Features: Spacious four bedroom dormer residence
Generous C. 1 Acre site
Beautiful rural setting

Services: Pure-Flo waste water treatment system.
Private well water supply.

Garden: Gardens in lawn to front and rear.
Mature south-west facing rear garden with patio area.
Detached garage with two pony stables.

Heating: Oil fired central heating. Solid fuel stove with back-boiler.

BER: Rating: B3
BER No: 106378920
EPI: 137.93kWh/m2/yr

Viewing by prior appointment with DNG Thomas Reid Auctioneers
on 051-852233

DNG Thomas Reid Auctioneers PRSA License No. 002015







DUBLIN 15
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THOMAS REID
FOR SALE

www.dng.ie tel. 051 852233

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