

For Sale

Russian Side, Cheekpoint, Co. Waterford



Named after a Russian ship that foundered at Cheekpoint Lighthouse, 'Russian Side' is located on the south eastern side of Cheekpoint overlooking the estuary at the confluence of the River Suir and the River Barrow. Perched high on the side of this gently sloping riverbank is this stunning bungalow enjoying a substantial c.1.15 acre site with simply breath taking river views and rolling mature gardens. The house itself extends to c. 132 Sqm with three double bedrooms including master bedroom with en-suite shower room, living room, open plan kitchen / diner and sitting room, utility room and family bathroom. The property is approached by a gated entrance with gravel driveway that leads on to a gentle inclined approach finished in tarmac, with all areas side front and rear also finished in tarmac. The property has extensive mature gardens in lawn with mature trees, plants and shrubbery, with feature pathways and trails, and a garden summer house overlooking the river. The property is presented to the market in impeccable condition throughout and viewing comes highly recommended. For further detail and viewing arrangements, please contact sole selling agents DNG Thomas Reid on 051-852233.

BER: No. 109708032

Asking Price €330,000

PSRA Registration No. 002015

Accommodation

Entrance Hall

Solid maple flooring.

Living Room

4.86 x 3.93

Solid maple flooring. Cast iron fireplace with open fire and marble plinth. Curtains to bay window.

Kitchen

5.91 x 3.98

Large open plan kitchen/diner with sitting room. Solid oak fitted kitchen. Tiled floor throughout and tiled splash back. Salvage red brick fireplace with stove. Patio door to rear/side garden. Curtains and roller blinds to windows.

Utility Room

1.57 x 2.59

Tiled floor matching kitchen. Fitted storage units with fitted work surfaces. Back door.

Cloak Room

Hot Press

Main Bathroom

3.32 x .51

WC, WHB, Bath, tiled floor and walls.

Bedroom 1

4.89 x 3.95

Curtains to bay window with stunning views over the estuary and Passage East. Carpet flooring.

En Suite

3.94 x 1.39

WC, WHB, Shower. New Triton Electric shower unit. Tiled flooring and around shower.

Bedroom 2

3.93 x 3.82

Large double bedroom. Fitted wardrobes and storage. Laminate wood flooring. Curtains to windows.

Bedroom 3

3.30 x 3.33

Quality laminate wood flooring. Fitted wardrobes. Curtains to windows.

Garden

Elevated site with beautiful mature landscaped gardens extending to c. 1.1 acres with stunning views of the river Suir and Estuary.

Features

Simply Stunning views over the Estuary
Beautiful mature colourful landscaped gardens
Tarmacadam Driveway approaching and surrounding the house
Feature Garden Room and Garden Shed
Planning permission previously granted for sun-room off the kitchen and sitting room, with provisions for same already made

Heating:

Oil Fired Central Heating

BER:

Rating D2
BER No. 109708032
EPI: 264.64

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

DNG Thomas Reid Auctioneers PSRA License No. 002015













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FOR SALE

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