

For Sale

Ballygunner Temple, Dunmore Road, Co. Waterford X91V524



Situated between Passage Cross and Callaghane on the Dunmore East Road, this picturesque dormer cottage style residence extends to c. 151 Sqm. on a site area of c.1.85 acres with an extensive range of stone outbuildings and a large farm shed and two paddocks. With c.150m of road frontage and three separate entrances from the main road, the property has a walled boundary to the front and comprises a residential dwelling house with front garden with vehicular access, central courtyard with concrete yard and a selection of outbuildings, garden to the right also surrounded by outbuildings / stables, a large agricultural shed to the rear of c. 230 Sqm. and two paddocks with separate entrances from the roadway. The rear of the property also has a separate entrance with rear driveway from the main road, while the site is sheltered by mature trees encompassing the extensive boundary of the property. The main house is in need of renovation / updating but is habitable in its current condition. The property would make an ideal equestrian facility or would suit someone with a passion for animals, and would equally be suitable for a work from home hobby or professional person with storage requirements. The property comes to the market with freehold title and early vacant possession is available. For further information and viewing arrangements, please contact sole selling agents DNG Thomas Reid Auctioneers 051 852233.

BER: No. 109893024

Asking Price €195,000

PSRA Registration No. 002015

Accommodation

Entrance Porch	2.06 x 1.84
Entrance Hall	1.33 x 1.86
Sitting Room	4.95 x 4.14
Living Room	4.69 x 3.89
Kitchen	3.55 x 6.27
Utility Room	2.61 x 2.20
Shower Room	1.81 x 5.24
Bedroom 1	3.66 x 2.27

First Floor

The first floor has been closed off as was no longer required by the previous owner. Easily converted back to original layout of landing and two large bedrooms.

Bedroom 3

Bedroom 4

BER Rating	G
BER No.	109893024
EPI:	683.48

Features

Suitable for re-development and conversion of out-buildings (subject to the appropriate planning permission)

Ideal Work from Home Property for Hobby or Professional use

Ideally suitable as an Equestrian Facility or for Boarding Kennels

Three Separate Entrances from the Roadway with Two Paddocks

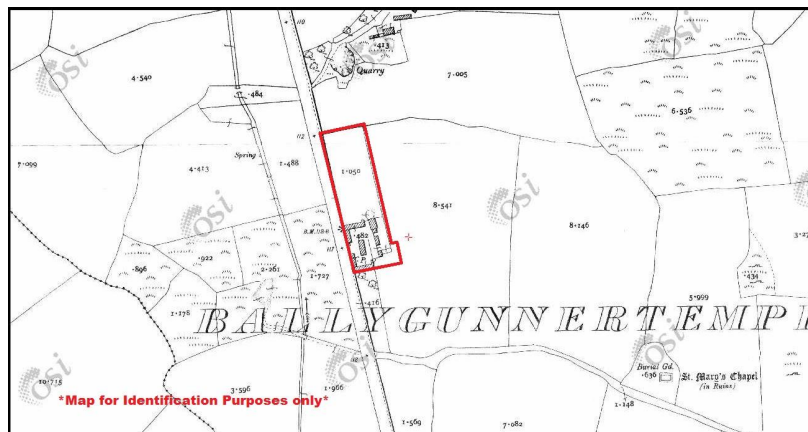
Separate Entrance for House and Yard

Private Well Water Supply

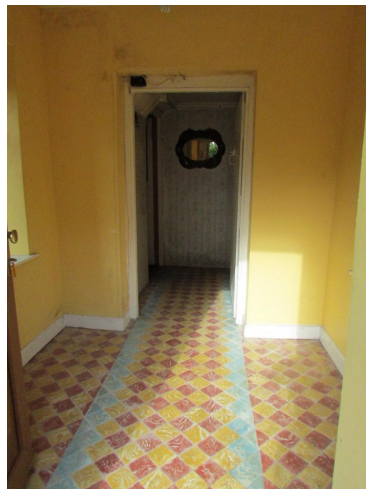
Septic Tank Suitability Test Completed

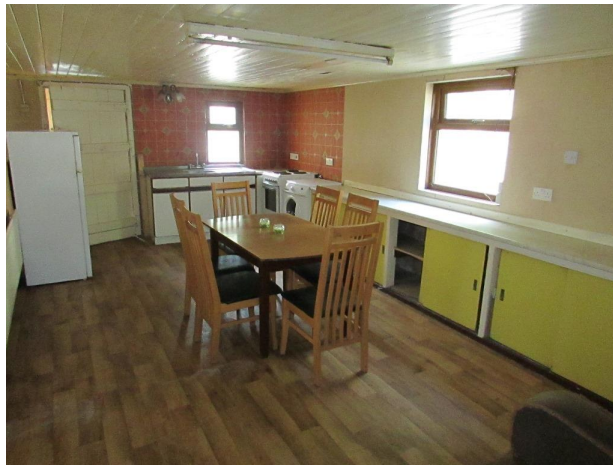
**Viewing strictly by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233**

DNG Thomas Reid Auctioneers PSRA License No. 002015









DUBLIN 15 WALKER COURT

DNG

THOMAS REID
FOR SALE

www.dng.ie tel. 051 852233

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