

## For Sale

### No. 3 Willow Wood, Faithlegg, Co. Waterford



Modest in appearance, this deceptively large four bedroom detached property is located within the grounds of the renowned Faithlegg House Hotel and Country Club. Situated overlooking the golf course, the property enjoys a large site with mature gardens and woodland surrounding the development. Extending to c.130 sqm the property consists of entrance hall, living room, kitchen with dining area, utility room, one downstairs bedroom with en-suite shower room, three upstairs bedrooms with master bedroom en-suite and main bathroom. Viewing is strictly by prior appointment. For Viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

**BER C3 Ber Number 106501133**

**Asking Price € 145,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

Tiled Flooring. Storage Room.

### **Living Room**

4.54 x 5.32

Pitch Pine wooden flooring, coving to ceiling, gas fire, curtains to windows.  
Split level open plan to Kitchen diner.

### **Kitchen/Diner**

5.42 x 3.40

Tiled flooring throughout.  
Maple shaker-style fitted kitchen with tiled splash-back.  
Vaulted ceiling with velux window.  
French doors to patio and rear garden.

### **Utility Room**

1.91 x 2.93

Tiled flooring, fitted storage units matching kitchen with sink unit.  
Plumbed for washing machine and dryer

### **Bedroom 2**

3.90 x 3.28

Generous double bedroom with fitted wardrobes.  
Carpet Flooring.

### **En-Suite**

1.89 x 1.67

WC, Whb, Shower. Tiled flooring and walls

### **Master Bedroom**

5.34 x 3.89

Spacious double bedroom en-suite and balcony to the front.  
Fitted wardrobes.  
Carpet flooring.

### **En-Suite**

WC, Whb, Shower. Tiled flooring and walls

### **Bedroom3**

3.40 x 2.83

Single bedroom with fitted wardrobes.  
Carpet Flooring.

### **Bedroom 4**

3.40 x 2.40

Single bedroom with fitted wardrobes.  
Carpet Flooring.

### **Main Bathroom**

1.73 x 2.66

WC, Whb, Bath with shower mixer.  
Tiled flooring and tiled walls.

### **Features:**

Spacious four bedroom property.  
Within the grounds of Faithlegg House Hotel and Golf Club.  
Views over the Golf Course.  
Mature Gardens in a Woodland setting.

**Garden:** Mature gardens in lawn front and rear.  
Large rear garden with patio and terrace.  
Views over the golf course.

**Heating:** Gas fired central heating

**BER:** Rating: C3  
BER No: 106501133 EPI  
EPI: 187.94 kWh/m<sup>2</sup>/yr

**Management Company:** Willow Wood Management Company Ltd.  
**Management Charge 2014:** € 1,558.00

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

**DNG Thomas Reid Auctioneers PRSA License No. 002015**







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**DNG**

THOMAS REID

**FOR SALE**

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