



Long Acre, Coolbunnia, Cheekpoint, Co. Waterford. X91 R662.

For Sale

€525,000

Bedrooms: 4
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 141sqm. /c. 1517 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

On the banks of the River Suir overlooking Passage East, Ballyhack and Duncannon, Long Acre is a beautifully presented 4 / 5 bedroom detached bungalow with breath-taking river views. The property extends to c. 1,517 sq.ft. and comprises of entrance hall, kitchen / diner, utility room, sitting room, main bathroom, separate WC, study, and four generous bedrooms and additional bathroom. The property is approached by a tarmac driveway, surrounded by mature hedging and trees with lawned gardens. To the rear of the property is a substantial deck area which is accessed from both the sitting room and two rear facing bedrooms. This superb out door space is ideal for outdoor dining and entertaining, while maximising the stunning river views. The interior of the property is beautifully presented with a modern fitted kitchen with complimentary wall and floor tiling, and sitting room with vaulted ceiling and extensive window floor to ceiling windows maximising the views. With separate side entrance the property could easily be divided to make a separate maisonette to include one bedroom, bathroom and space for a kitchen if required.

LOCATION

Situated on the south eastern side of Cheekpoint overlooking the estuary just above the confluence of the River Suir and the River Barrow. The property is located c. 11 km from Waterford City Centre and c. 9 km from Waterford University Hospital, c. 5km from the Passage East Car Ferry and c. 16 km from Dunmore East. The property is situated within easy walking distance of Faithlegg National School and close proximity to Faithlegg House Hotel and Golf Club.

ASKING PRICE €525,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**



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ACCOMMODATION

Entrance Hall

Laminate wood flooring. Coving to ceiling

Kitchen 4.04 x 3.69

Tiled Flooring. Traditional styled wooden fitted kitchen. Granite work surfaces. Electric ceramic hob. Fitted stainless steel oven and microwave.

Utility Room

Tiled matching kitchen. Fitted work surfaces. Plumbed for washing machine and dryer. Wood panelled ceiling with Velux roof light. American fridge freezer.

Living Room 5.79 x 4.85

Laminate wood flooring. Sizable reception room with vaulted ceiling. Cast iron fireplace with solid fuel stove. French doors to deck and garden. Breath taking views of river and Passage East.

Bedroom 1 4.68 x 3.42

Wooded flooring. Recessed spot lighting. Glazed door to deck and gardens. Curtains to windows.

Bedroom 2 3.41 x 2.84

Wooden flooring. Wood panelling ceiling. Fitted wardrobes. Curtains to windows.

Main Bathroom 1.78 x 2.42

Tiled floor and walls to ceiling. Curved bath with electric shower over and shower mixer taps. WHB, WC. Wood panelled ceiling with recessed spot lighting.

WC 1.37 x 0.94

Tiled floor and walls. WC, WHB.

Study 2.45 x 3.52

Laminate wood flooring. Wood panelled ceiling with recessed spot lighting. Curtains to windows.

Bedroom 3 3.21 x 3.79

Laminate wood flooring. Sliderobe wardrobes. Curtains to window.

Bedroom 4 3.28 x 5.15

Laminate wood flooring. Large double bedroom. Sliderobe wardrobes. Recessed spot lighting. Curtains and roller blinds to window.

Bathroom 2.36 x 1.79

Tiled floor and walls. WC, WHB and Shower. Shower unit with electric shower and glass enclosure.

Back Hall 1.28 x 1.80

Separate side access, can be used to make a separate maisonette of Bedrooms 3 & 4.

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BER

Rating: D2
BER No.: 115420549
EPI: 275.89 kWh/msq/yr

GARDEN

Large site with tarmacadam driveway approached by mature laurel hedges and stone pillars with wooden gates. Garden with mature trees and lawned area. Large double garden shed with steel profiled roof. Steeltech shed also. Additional wooden garden shed to side. Large deck area to the rear with access from 2 bedrooms. Stunning views of the Estuary, Passage East and Wexford coastline.

FEATURES

Stunning views over the River Suir over-looking Passage East, Duncannon and the Wexford Coastline.

Four / five bedroom detached residence in excellent modern condition

Extensive gardens with mature trees and hedging

Oil fired central heating with modern Grant condensing boiler

PVC double glazing

Located within walking distance of Faithlegg Primary School

School bus route to and from Waterford City



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