



## Ballyvallon, Dunhill, Co. Waterford. X91 NW63.

**For Sale**

**€340,000**

**Bedrooms:** 5  
**Reception Rooms:** 2  
**Bathroom's / WC's** 4  
**Size:** c. 200 sqm. /c. 2,153 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Excellent five bedrooms, four bathrooms, detached family home with stables and shed situated in the popular location of Dunhill, Co. Waterford. This bright and spacious home has undergone upgrading throughout and also comes with the benefit of planning permission for further extending of ground floor and first floor, plans available on request. The property comprises of entrance hall, living room/conservatory area, lounge/TV room, kitchen/diner, utility room, three bedrooms, one with ensuite and main bathroom. First floor has two bedrooms with master bedroom ensuite and with walk in wardrobe and a shower room.

## LOCATION

Located on a mature site in Ballyvallon, Dunhill, less than a 20 minutes' drive from Waterford City, minutes' drive to Dunhill village and the M9 bypass that connects to the Waterford to Dublin motorway and the Waterford to Cork national primary road.

**ASKING PRICE €340,000**

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



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## ACCOMMODATION

### Entrance Hall 4.31 x 3.09

Tiled flooring. Vaulted ceiling.

### Living Room 6.44 x 4.27

Tiled flooring. Vaulted ceiling and Velux. Double doors to rear garden, patio and deck.

### Lounge/TV Room 3.98 x 4.00

Carpet flooring. Feature brick fireplace with open fire.

### Kitchen/Diner 4.79 x 4.00

Tiled flooring. Fitted kitchen with double oven and hob.

### Utility Room 2.53 x 1.41

Fitted units. Plumbed for washing machine and dryer.

### Bedroom 1 3.82 x 4.09

Carpet flooring. Fitted wardrobes. Recessed lighting. Curtains to window.

### En-Suite 2.42 x 1.43

WC. WHB. Electric shower.

### Bedroom 2 3.38 x 2.92

Carpet flooring.

### Bedroom 3 3.36 x 3.17

Carpet flooring. Sliderobes. Curtains to window.

### Bathroom 3.69 x 1.96

Tiled flooring. WC. WHB. Tub Bath. Shower. Walls tiled from floor to ceiling.

## FIRST FLOOR

### Master Bedroom 5.05 x 5.12

Carpet flooring. Walk in Wardrobe. Velux window.

### En-Suite 2.48 x 2.57

Tiled flooring. WC. WHB. Electric shower with glass doors. Walls tiled from floor to ceiling.

### Bedroom 5 4.29 x 2.98

Carpet flooring.

### Shower Room 2.53 x 2.35

Tiled flooring. WC. WHB with glass top vanity unit. Electric shower.

The logo for dng.ie, featuring the text 'dng.ie' in white lowercase letters inside a red circle.

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## GARDEN

Rear garden in lawn with mature shrubbery along with deck and patio. Entrance and front in natural stone with tarmacadam driveway with lawns. Also three stables and a shed or would be suitable subject to planning permission for conversion.

## FEATURES

Excellent location  
Recently upgraded throughout  
Fully alarmed  
Oil fired central heating  
PVC and teak double glazed windows

## BER

Rating: C2  
BER No.: 102212453  
EPI: 182.53kWh/msq/yr



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