

For Sale by Private Treaty

**3 Ocean View, The Heritage, Ardmore, Co. Waterford P36 TK23**



This property has plenty of potential to become your dream home. While it may be in need of a some cosmetic upgrade, the house has a solid foundation and great bones, with plenty of space to work with. The ground floor is spacious and welcoming with a large kitchen dining area and separate lounge. Upstairs there are four bedrooms ensuring this holiday home can accommodate a growing family or weekend guests.

But perhaps the best part of this home is its location. Ardmore is a small, seaside village known for its stunning scenery and charming local culture. You'll love exploring the town's historic landmarks, quaint shops, and friendly pubs, plus there's easy access to nearby hiking trails as well as a beautiful beach. With a little bit of vision and some elbow grease, you can turn this

**Detached  
4 BED — 3 BATH  
133 sqm (1431 sqft)**



**Agent: Jackie Cohalan  
Phone: 087 6427555**

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

Lounge Room 3.8m x 8.5m

Kitchen/Diner 3.2m x 7.0m

Utility 2.7m x 2.1m

W.C. 1.4m x 1.5m

### First Floor

Bedroom 1 5.0m x 3.8m

En-Suite 2.0m x 1.5m

Bedroom 2 3.8m x 3.4m

Bedroom 3 3.2m x 3.7m

Bedroom 4 2.4m x 3.6m

Bathroom 2.8m x 1.7m



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