

Knockaungarrive

Ballyduff • Co. Waterford • P51 A2KO

**BER** **B2**

4 Bedroom Country House

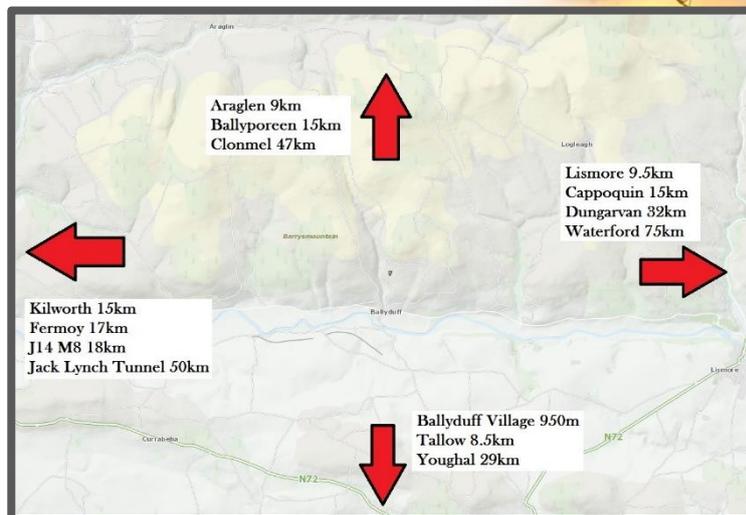
Guide €279,500

Michael Dorgan Auctioneers & Valuers are delighted to present this superb family home to the market, lovingly & diligently constructed in recent years with a particular emphasis towards taking advantage of the superb views across the valley & Blackwater, the majority of the reception rooms benefit from high ceilings & feature woodwork. This individuality, coupled with a large C.1.01 of an acre site, a large detached garage, secure play area & gravel drive with the convenient location just off the R666 with the Jack Lynch Tunnel 35minutes are the emanation of this unrepeatable property. Viewing is recommended & strictly by appointment with sole agent:

Location:



Located just off the R666, 950metres from the amenities of Ballyduff village, 15minutes from Fermoy & Mitchelstown. Lismore & Dungarvan are all within a short drive. The M8 Motorway is easily accessed at Junction 14 (15 minutes), with the property just 35minutes from the Jack Lynch tunnel. Despite such convenience the property benefits greatly from a picturesque scenic location with the most superb countryside views. Fishing, hill walking & equestrian activities are all prominent close-by.



Features:

This immaculately presented property plays host to a number of attractive features:

- Superb countryside views onto the River Blackwater.
- 15 mins from junction 14 of M8 Motorway.
- Bright Spacious living accommodation.
- 35minutes to the Jack Lynch Tunnel.
- A short drive from shops and schools.
- Quality bespoke joinery throughout.
- Solar panels, large storage tank.
- Bespoke crafted joinery throughout.
- OFCH, Solid fuel stove, Open fireplace, Septic tank.
- Extensive c.1.01-acre site, secure play area.
- Large detached garage (auto roller door).
- Gravel stone drive.



Accommodation:



Entrance hallway:

9.90m x 5.81m

(32' 6" x 19' 1")

Feature entrance hallway with mezzanine area & roof windows.

- Feature staircase.
- Bespoke beams.
- Wall panelling.
- Radiators.
- Power points.
- Wall lighting.
- Light fitting.





Sitting room:

6.32m x 4.42m

(19' 9" x 14' 6")

Separate access via ramp & French doors,
ideal studio, surgery, office, disabled access.
Views & glazing on three sides offering light
qualities & sunshine throughout the day.

- Feature open fireplace.
- Timber floor.
- Power points.
- Radiator.





Utility:

3.58m x 1.88m

(11' 9" x 6' 2")

- Sandstone flooring.
- Wall & floor units.
- Plumbed for utilities.
- Power points.
- Radiator.

Kitchen/dining room:

6.02m x 5.51m

(19' 9" x 18' 1")

Bespoke wall & floor Kitchen units with granite work surfaces.

- Belfast sink.
- Range cooker.
- Indian Sandstone flooring.
- Feature beams.
- Radiator.
- Integrated dishwasher.
- Power points.
- Light fittings.





Living room:

6.02m x 4.98m

(19' 9" x 16' 4")

Feature open fireplace with solid fuel stove & sandstone heart.

- Timber floor.
- Power points.
- Bespoke mantle beam.
- French doors.
- Radiator.





Bedroom 1:

4.80m x 4.01m

(15' 9" x 13' 2")

- High gloss fitted wardrobe.
- Timber floor.
- Radiator.
- Power points.





Bedroom 2:

4.01m x 3.58m

(13' 2" x 11' 9")

- Timber floor.
- Radiator.
- Power points.

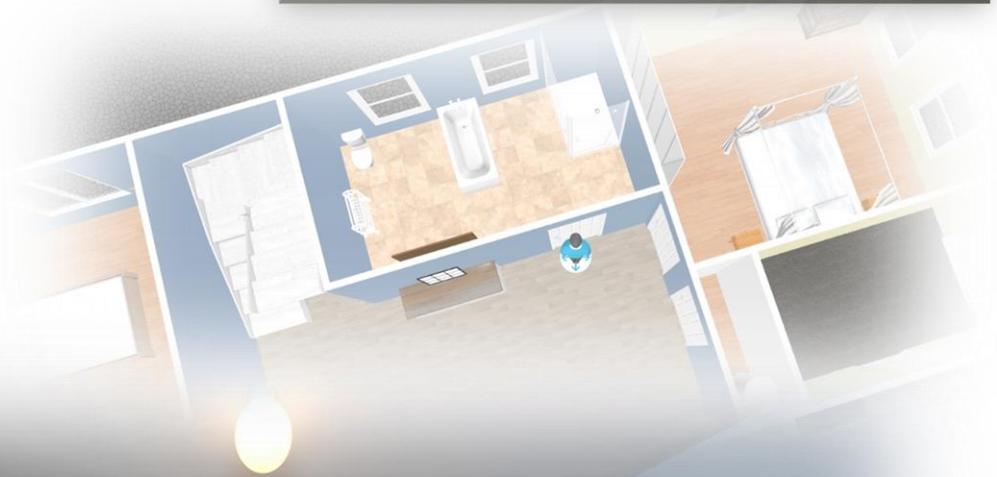


Bathroom:

3.99m x 2.82m

(13' 1" x 9' 3")

- Floor tiles.
- Tiled around shower.
- WHB & Toilet.
- Bathtub.
- Power shower.
- Radiator/towel rail.
- Extractor fan.



First Floor:

Room 3:

6.02m x 2.95m

(19' 9" x 9' 8")

- Timber floor.
- Power points.
- Radiator.
- Velux type windows.



Ensuite:

3.91m x 2.64m

(12' 10" x 8' 8")

To be completed.

- Plumbed.
- Velux type window.



Walkin -Wardrobe:

Nursery/office

3.47m x 2.95m

(11' 5" x 9' 8")

- Timber floor.
- Radiator.
- Power points.
- Velux type window.



Room 4:

4.67m x 3.58m

(18' 4" x 11' 9")

- Timber floor.
- Power points.
- Velux type windows.
- Radiators.

Ensuite:

3.45m x 2.95m

(11' 4" x 9' 8")

To be completed.

- Plumbed.
- Velux type window.

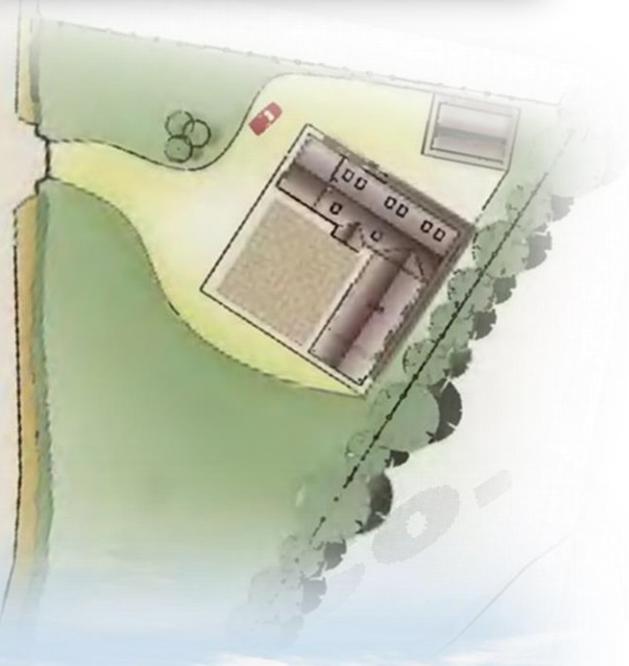


Outside:

The property benefits from a generous C.1.01acre site with picturesque views of the countryside & River Blackwater.



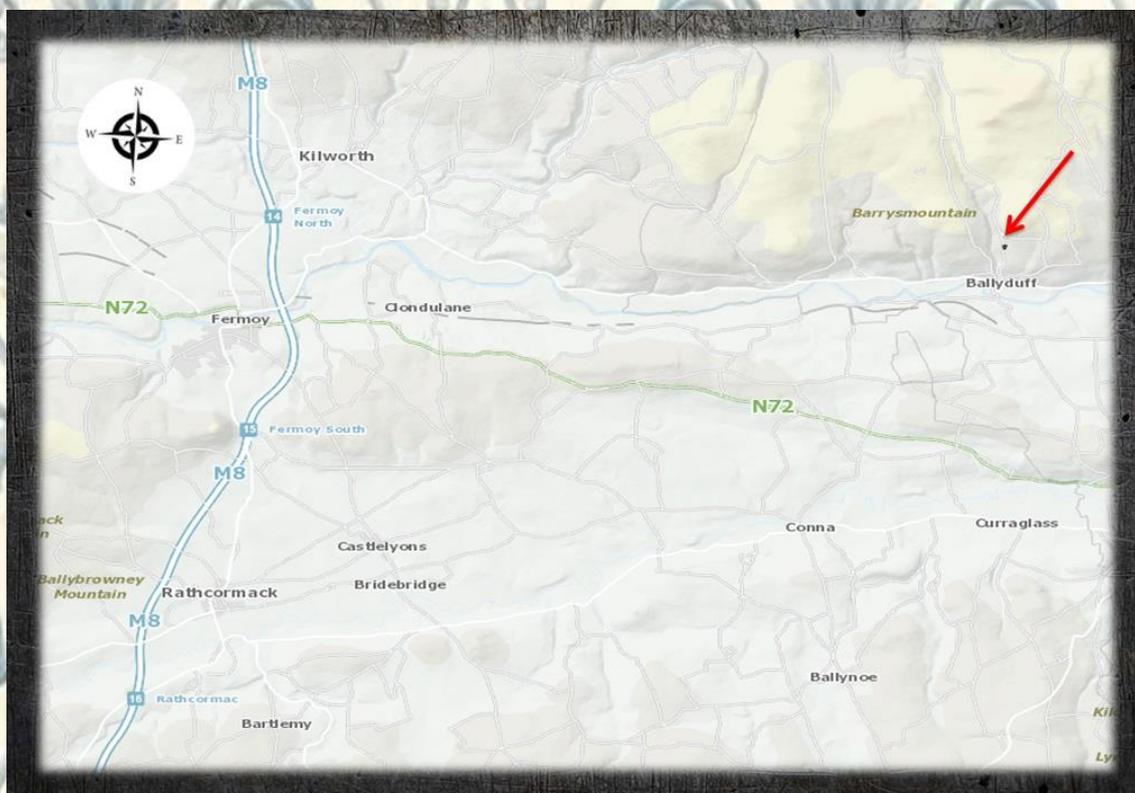
- Large detached garage. (auto roller door). 230/110v power outlets.
- Gravel stone driveway.
- Secure play area.
- Fenced & walled.



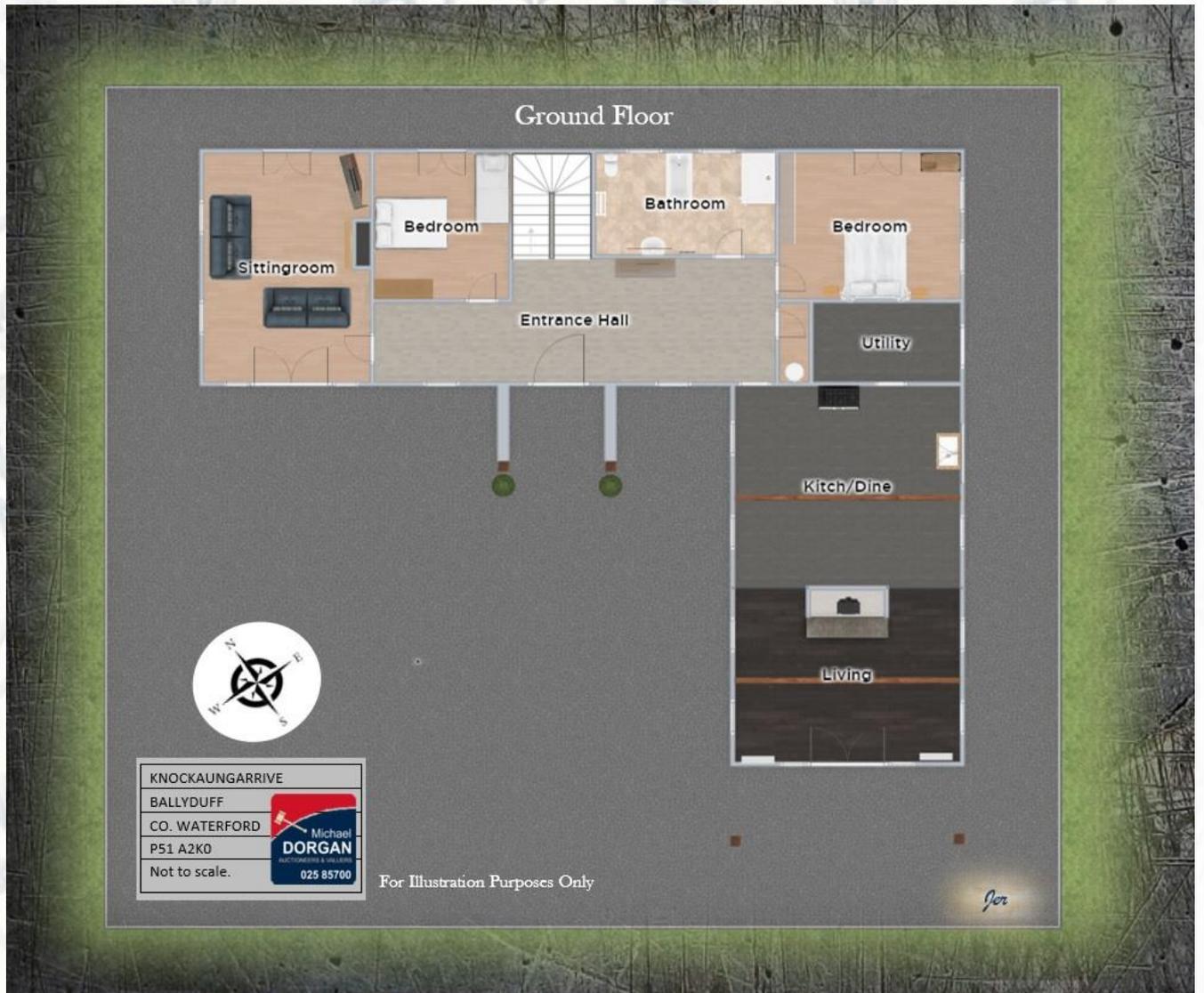
Directions:



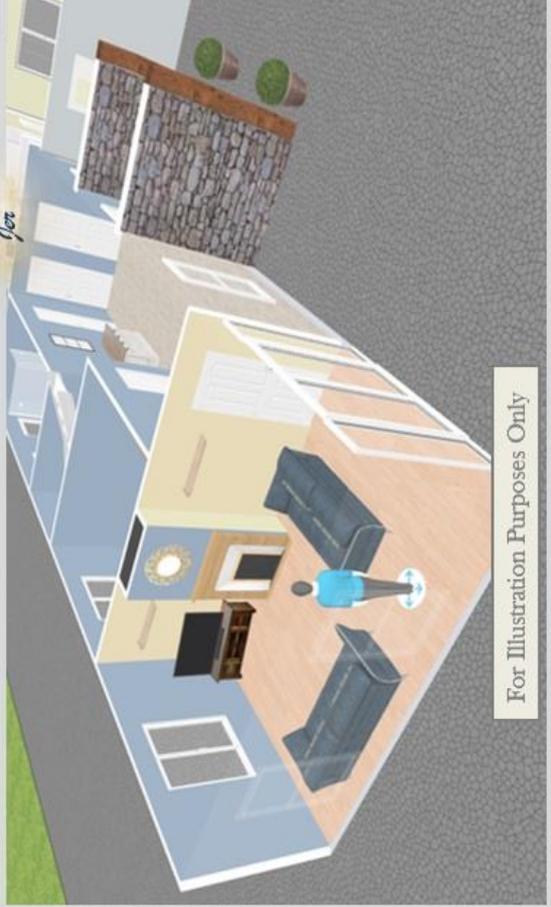
Documents:



Floor plans:







For Illustration Purposes Only



Terms:



Guide: €279,500

This unrepeatable property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with agents:

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Mitchelstown
Co. Cork

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Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.



Building Energy Rating
BER: B2

BER No. 110803822

EPI: 122.63kWh/m²/yr

Full BER Certs & Advisory reports
available on request.

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