

# 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:**

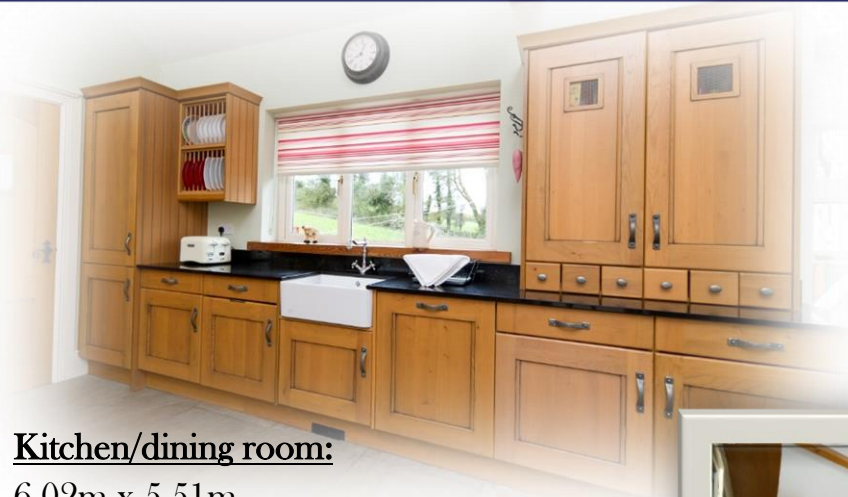
6.32m x 4.42m

(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.



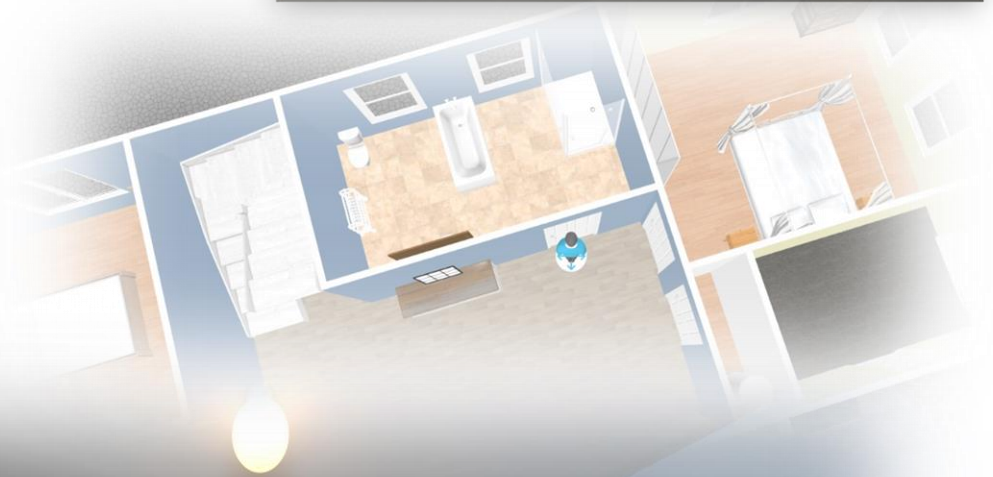


**Bathroom:**

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.





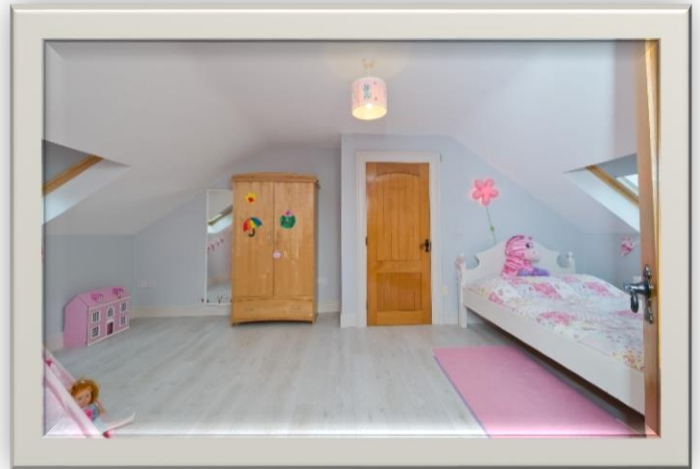
# First Floor:

## 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.





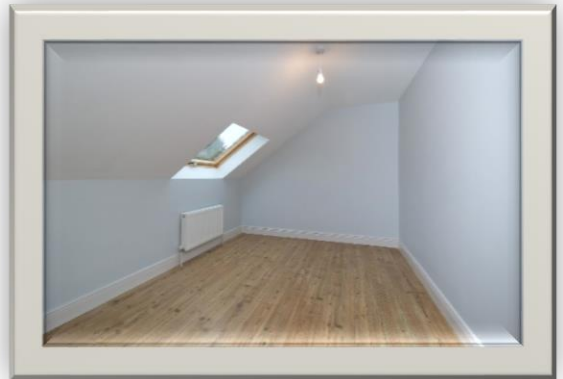
**Walkin -Wardrobe:**

**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.



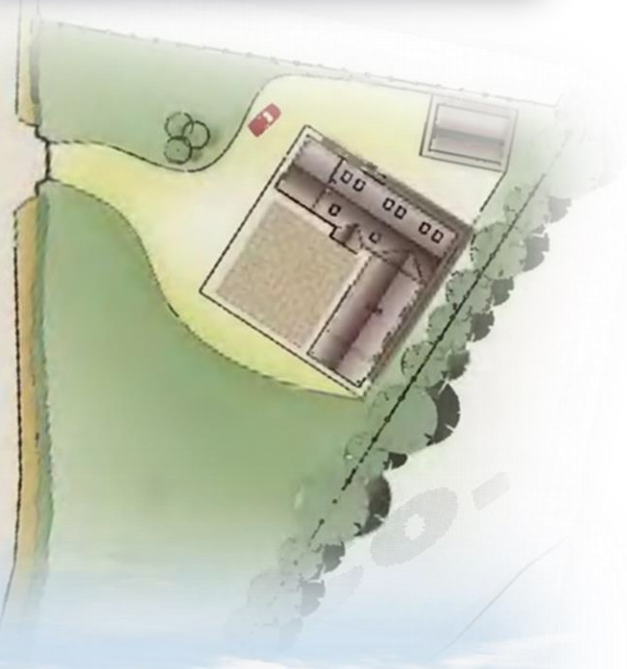


## *Outside:*

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.



# Planning:

## Planning Application: 071353

Application Number 071353

Received Date 23/08/2007

Application Status Application Finalised

Application Type PERMISSION

Description for construction of a storey and a half dwelling house, adjacent garage, septic tank, percolation area, site entrance and all ancillary works

Location Knockaunfargarve Ballyduff Upper Co. Waterford

Decision Granted

Decision Date 13/12/2007

Decision Due Date 17/12/2007

Appeal Decision n/a

Appeal Decision Date n/a

View further details [More info](#)

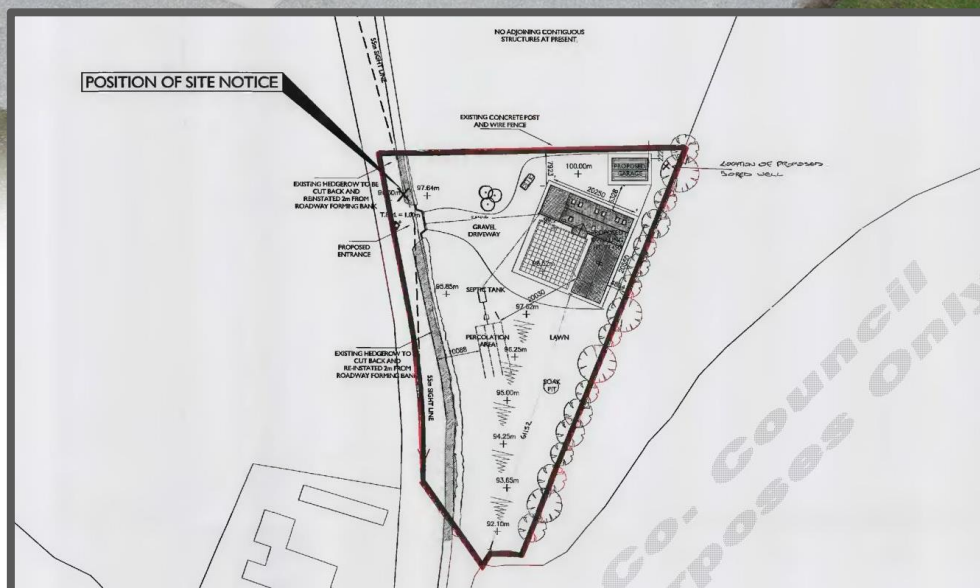
View documents [More info](#)

ITMEasting 596576.46

ITMNorthing 600452.85

Planning Authority Waterford City and County Council

Date Uploaded 20180417



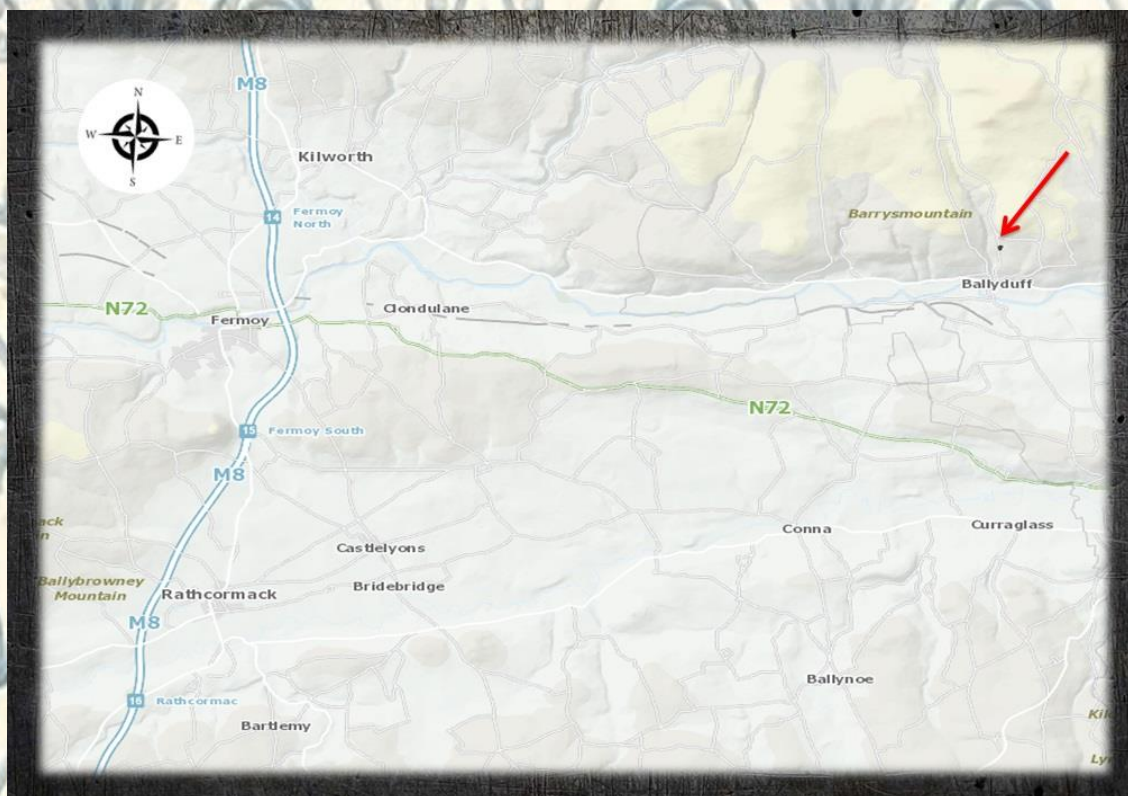


## *Directions:*





# Documents:





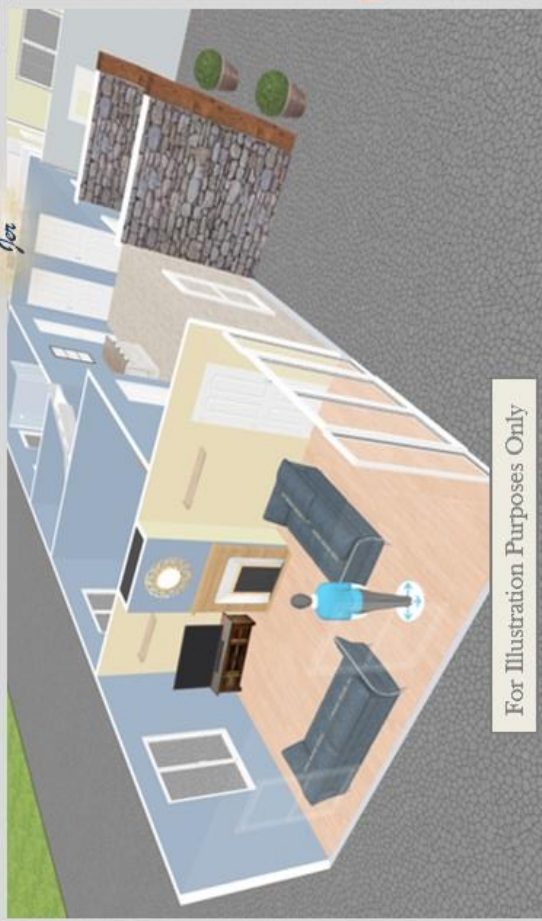
# Floor plans:











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:

Michael Dorgan Auctioneers & Valuers  
Baldwin Street  
Mitchelstown  
Co. Cork

(025) 85700

Email: [Info@michaeldorgan.ie](mailto:Info@michaeldorgan.ie)

**Viewing:** Strictly by Appointment only.



**Building Energy Rating**  
**BER: B2**

**BER No. 110803822**  
**EPI: 122.63kWh/m<sup>2</sup>/yr**

Full BER Certs & Advisory reports  
available on request.

The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for Sale subsequently entered into.

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