

For Sale

Weatherstown, Glenmore, Co. Kilkenny



Attractive and stylish detached four bedroom bungalow with red brick front set on mature gardens measuring c. 0.79 acres. This high spec property was built in 2004 and is nestled in the countryside approximately 2 km from Glenmore, ten minutes drive from either Waterford City or New Ross. The property extends to c.2,400 sq. ft. and comprises entrance porch, entrance hall, living room, dining room, conservatory, kitchen, utility room, master bedroom en suite, 3 double bedrooms, main bathroom and hot press. This excellent property benefits from double glazed windows throughout, Oil and solid fuel central heating, tarmacadam driveway with cast iron gates and beautifully landscaped gardens. For Viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

BER C1 No: 106573371

Asking Price €265,000

PSRA Registration No. 00215

Accommodation

Porch/Entrance

3.3 x 2.8

Spacious entrance with tiled floor

Hallway

3.64 x 8.47

Solid wooden flooring

Living Room

6.1 x 4.3

Solid pine flooring, coving to ceiling, double windows, bay window to the front, solid fuel stove with attractive brick fireplace, curtains and blinds to windows.

Dining Room

4.8 x 4.65

Solid pine double doors to kitchen, solid fuel stove in cast iron fireplace with wooden surround, parquet solid flooring, ceiling coving, curtains and blinds to window, arch way to conservatory.

Conservatory

4.3 x 3.7

Parquet solid flooring, arched solid pine ceiling, blinds on windows.

Kitchen

6.1 x 4.4

Fully fitted maple style shaker units, tiled splash back and matching tiled flooring, integrated dishwasher and fridge freezer, eye level oven, electric hob, patio doors to garden, attractive maple display cabinet, arched pine ceiling, wagon wheel centre light.

Utility Room

2.55 x 2.8

Fitted units and work top space, washing machine, tumble dryer,

W.C.

1.5 x 1.5

Tiled floor, wc, whb.

Main Bedroom

3.7 x 4.8

Spacious double bedroom. Solid wood flooring, fitted wardrobes, decorative feature wallpaper detail, curtains and blinds to window.

En Suite

1.2 x 2.4

Fully tiled with Triton T90 shower unit, wc and whb.

Bedroom 2

3.0 x 4.4

Generous double bedroom, solid wood flooring, curtains and roller blinds to window. Access to floored attic by folding stairs.

Bedroom 3

3.0 x 4.4

Spacious double bedroom with solid wood flooring, curtains and roller blinds to window.

Bedroom 4

3.9 x 4.4

Spacious double bedroom with solid wood flooring, curtains and roller blinds to window

Main Bathroom

2.8 x 4.4

Tiled floor to ceiling, WC, Whb, corner Jacuzzi Bath and separate power shower unit, roller blind to window.

Hot Press

1.5 x 2.4

Tiled floor, shelving, suited to storage as cylinder is located in the overhead attic.

Features: double glazed windows & doors
Upvc fascia & soffit
Dual Heating – Oil and stove with back boiler
Attic insulation – 12” and floored for storage
Sewage – Pure Flo Treatment System
Private well

Garden: Measuring c. 0.79 acres of well maintained lawns and gardens
Tarmacadam driveway with cast iron entrance gates
Block built garden shed
Steel Garden shed at rear

Heating: Oil and Solid fuel fired central heating

BER: Rating: C1
BER No: 106573371
EPI: 163.33 kWh/m2/yr

Viewing by prior appointment with DNG Thomas Reid Auctioneers
on 051-852233

DNG Thomas Reid Auctioneers PRSA License No. 002015





DOUGLAS NEWMAN GOOD

DNG

THOMAS REID
FOR SALE

www.dng.ie
tel. 051 852233

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and can not be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.