

For Sale

No. 10 Willow Wood, Faithlegg, Co. Waterford



A four bedroom detached property in pristine condition throughout, located within the grounds of the renowned Faithlegg House Hotel and Country Club. A former holiday home development, Willow Wood is now enjoyed by mix users including owner occupiers, down-sizers, and investors alike. No. 10 Willow Wood has never been let and always privately used, the property has mature gardens overlooking the practise greens, with tennis courts, golf club and club house, leisure centre and country walks at your door step, the property offers endless possibilities for rest and relaxation. Extending to c.127 sq.m., the property consists of entrance hall, living room, kitchen with dining area, utility room, one downstairs bedroom with en-suite shower room, three upstairs bedrooms with master bedroom en-suite and main bathroom. Viewing is strictly by prior appointment. For Viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051852233.

BER: No. 109748467

Asking Price €189,000

PSRA Registration No. 002015

Accommodation

Entrance Hall

Tiled Flooring. Storage Room.

Living Room

4.54 x 5.32

Wooden flooring, coving to ceiling, gas fire, curtains to windows.
Split level open plan to Kitchen diner.

Kitchen/Diner

5.42 x 3.40

Tiled flooring throughout. Maple shaker-style fitted kitchen with tiled splash-back. Vaulted ceiling with velux window. French doors to patio and rear garden.

Utility Room

1.91 x 2.93

Tiled flooring, fitted storage units matching kitchen with sink unit.
Plumbed for washing machine and dryer

Bedroom 2

3.90 x 3.28

Generous double bedroom with fitted wardrobes.
Carpet Flooring.

En-Suite

1.89 x 1.67

WC, Whb, Shower. Tiled flooring and walls

Master Bedroom

5.34 x 3.89

Spacious double bedroom en-suite and balcony to the front.
Fitted wardrobes. Carpet flooring.

En-Suite

WC, Whb, Shower. Tiled flooring and walls

Bedroom3

3.40 x 2.83

Single bedroom with fitted wardrobes. Carpet Flooring.

Bedroom 4

3.40 x 2.40

Single bedroom with fitted wardrobes. Carpet Flooring.

Main Bathroom

1.73 x 2.66

WC, Whb, Bath with shower mixer. Tiled flooring and tiled walls.

Features:

Spacious four bedroom property
In pristine condition throughout
Within the grounds of Faithlegg House Hotel and Golf Club.
Large South West facing rear garden over-looking the practise greens

Garden:

Mature gardens in lawn front and rear.
Large rear garden with patio, large deck area, garden shed.

Heating:

Gas fired central heating

BER:

Rating: C3
BER No: 109748467
EPI: 222.95 kWh/m²/yr

Management Company:
Management Charge:

Willow Wood Management Company Ltd.
" 1,500.00 per annum

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

DNG Thomas Reid Auctioneers PSRA License No. 002015







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