



## No. 6 Power Mews, Faithlegg, Co. Waterford. X91XW97

**For Sale**

**€129,000**

**Bedrooms:** 2  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c. 77 sqm. /c. 829 sq.ft.



PSRA Licence Number: 002015



52 High Street  
Waterford

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## DESCRIPTION

No. 6 Power Mews, Faithlegg is a beautifully presented two bedroom mid-terrace property in pristine condition throughout, located within the grounds of the renowned four star Faithlegg House Hotel, Golf and Country Club. 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. Faithlegg mews is a holiday home development of mixed house types ideally suited for private use, short term holiday or longer term lettings. This property extends to c. 77 sqm. and accommodation includes a large open plan Livingroom/kitchen/diner, W.C., hot press, store room, two upstairs bedrooms with master bedroom en-suite and main bathroom. The property has a patio area to the rear with communal gardens and ample open parking to the front. Heating is provided with an open fire to the living room together with electric storage heating. Viewing is strictly by prior appointment.

## LOCATION

The property is located within the grounds of Faithlegg House Hotel, Golf and Country Club c. 11 km from Waterford City. The property is also located c. 17km from the seaside town of Tramore and also c.17 km from the picturesque seaside fishing village of Dunmore East. The property is also located c. 8km from Waterford Castle Hotel and Golf Club, and c. 14km from Waterford Golf Club.

**ASKING PRICE €129,000**

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
DNG THOMAS REID AUCTIONEERS 051852233**



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## ACCOMMODATION

### Entrance Hall

### Living Room

5.67 x 4.55

Oak wooden flooring, open fire with marble plinth and stone surround. Coving to ceiling.

### Kitchen

3.28 x 2.87

Solid oak shaker style fitted kitchen, tiled floor and splashback. Fitted s/steel oven and ceramic hob, integrated dishwasher and fridge freezer. Recessed spot lights. Coving to ceiling.

### Storage room under the stairs.

### Back Hall and WC

2.87 x 1.67

WC & WHB

### Stairs and Landing in Carpet

### Bedroom 1

3.54 x 4.54

Double bedroom with carpet flooring and fitted wardrobes. Curtains to window.

### En Suite

WC, WHB, Shower with electric shower unit. Linoleum floor and tiled walls.

### Main Bathroom

2.61 x 1.51

Linoleum floor and tiled walls. Victorian bathroom suite. Mains shower over bath.

### Hot Press

### Bedroom 2

4.55 x 2.33

Twin room with carpet flooring and fitted wardrobes. Curtains to window.

## GARDEN

Communal gardens with cobble lock patio area to the rear and ample on-site parking.

## MANAGEMENT COMPANY

Faithlegg Holiday Cottages Management Company Limited.

Annual Management Charge 2018 - €1,946.51

## FEATURES

Private country estate setting with a host of facilities and leisure activities.

Tennis courts, golf club and club house, leisure centre and country walks at your door step.

Spacious two bedroom property with communal gardens and private patio area.

All gardens and common areas maintained by management company.

Within a short drive of Waterford City Centre and the Dunmore Road area.

Ample on-site parking.

## BER

Rating: D1

BER No.: 111651824

EPI: 230.31 kWh/msq./yr

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