

For Sale

No. 13 Willow Wood, Faithlegg, Co. Waterford



Deceptively large four bedroom detached property 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. Situated overlooking the golf course, the property enjoys a large site with mature gardens and woodland surrounding the development. 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. 109393652

Asking Price € 165,000

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.
Within the grounds of Faithlegg House Hotel and Golf Club.
Views over the Golf Course.
Mature Gardens in a Woodland setting.

Garden:

Mature gardens in lawn front and rear.
Large rear garden with patio and terrace.
Views over the golf course.

Heating: Gas fired Central Heating

BER: Rating: C3

BER No: 109393652

EPI: 223.25 kWh/m2/yr

Management Company: Willow Wood Management Company Ltd.

Management Charge 2015: " 1,500.00 per annum

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

DNG Thomas Reid Auctioneers PRSA License No. 002015









DUBLIN 15, DUBLIN 15

DNG

THOMAS REID
FOR SALE

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