

# REA

# Spratt



**FOR SALE BY PRIVATE TREATY**

**9 Na Ceithre Gaoithe  
Ring  
Dungarvan**

**Guide Price €450,000**

**BER B3**



## DESCRIPTION

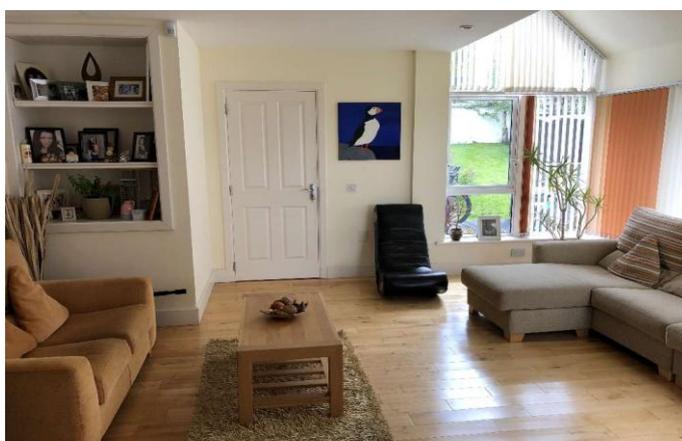
REA Spratt offer for sale this impressive 5 bedroom home enjoying fabulous views over Dungarvan Bay and Comeragh Mountains. On entering this beautiful home one cannot fail but be impressed with the quality finish and décor throughout. It is evident that no expense has been spared and attention to detail is exceptional with emphasis being placed on providing bright well proportioned accommodation, offering a superb home perfect for family living. The 314 sq.m accommodation extends over 3 levels with the Lower Ground Floor benefitting from its own independent access making it ideal for extended family or guest accommodation. The property has the benefit of cobblelock drive to the front providing for ample car parking, detailed landscaping and large enclosed landscaped rear garden. The accommodation consists of Ground Floor: Entrance Lobby, Inner Hallway, Livingroom, Sunroom, Diningroom, Kitchen/Breakfast Area: Lower Ground Floor: Utility, 2 Ensuite Bedrooms, First Floor: Master Ensuite Bedroom with walk in Dressing area, 2 Bedrooms, Family Bathroom. The location of this home is ideal within within a stroll of essential amenities and is within a mere 10km of Dungarvan town with numerous shops, restaurants, pubs, schools, sporting facilities, fabulous beaches and easy access to the Waterford Greenway. Nearby are the villages of Ardmore and Youghal. Whatever your needs are this home more than most could go a long way in satisfying the demands of the most discerning purchaser. REA Spratt highly recommend viewing of this home.

## FEATURES

- Fabulous location having sea & mountain views
- Quality Fixtures & Fittings throughout
- Stylish decor
- Burglar Alarm
- Large enclosed garden
- Off street parking
- All amenities on the doorstep

## INCLUSIONS

All light fittings, integrated and built in appliances, floor coverings, window furnishings.



## ACCOMMODATION

• Entrance Lobby	2.3m x 1.85m	Tiled Floor, Alarm Panel
• Inner Hallway	4.4m x 3.35m	Tiled floor, Guest WC off, stairs to lower ground floor, stairs to first floor,
• Guest WC	1.9m x 1.83m	Fully Tiled
• Sittingroom	6.5m x 5.2m	Feature fireplace, marble hearth, corner window having fabulous views over Dungarvan Bay, Solid wooden floor, recessed lighting, TV point, double doors to Sunroom.
• Sunroom	5.0m x 4.3m	Solid wooden floor, recessed lighting, double doors to Diningroom
• Diningroom	5.2m x 4.2m	Feature Fireplace, marble hearth, recessed lighting, solid wooden flooring, French doors to Deck area having fabulous views over Dungarvan Bay.
• Kitchen/Breakfast Area	6.5m x 3.85m	Floor & Eye level units, Integrated Siemens Fridge Freezer, Built in Siemens double oven, Hotpoint hob, granite worktop, island unit with breakfast counter and granite worktop.
• Lower Ground Floor		
• Utility	4.0m x 1.5m	Floor & Eye level units, plumbed for washing machine and dryer, Door to rear garden.
• Bedroom 1	5.0m x 3.0m	Aspect over rear garden with fabulous views over Dungarvan Bay, Extensive wardrobes, Ensuite off
• Ensuite	2.1m x 1.32m	Fully Tiled, power shower
• Bedroom 2	5.0m x 3.0m	Corner window views over Dungarvan Bay, Extensive wardrobesm, Ensuite off
• Ensuite	2.25m x 2.0m	Fully tiled, power shower, heated towel rail.
• First Floor		
• Landing	4.2m x 3.3m	Bright & spacious, with velux windows, access to attic.
• Master Bedroom	5.2m x 5.0m	(Measurement excludes Walk in Dressing area) Bright spacious with 4 velux windows + additional window, recessed lighting, walk in dressing area, Ensuite off.
• Ensuite	3.2m x 3.0m	Fully tiled, His & Hers Vanity Units with overhead mirrors, Independent shower stall with power shower, jacuzzi bath.
• Bedroom 3	5.85m x 3.9m	Wall to wall wardrobes, carpet
• Bedroom 4	3.5m x 2.7m	Velux windows
• Bathroom	3.0m x 2.5m	Fully tiled, independent shower stall with Triton T90xr electric shower, Heated towel rail.





## VIEWING

Strictly by prior Appointment only

Contact Negotiator:

Dolores Caples

## DIRECTIONS

From the offices of REA Spratt proceed out the N25 towards Cork. Take a left at Ring Cross and proceed towards Helvick, after passing Mooneys pub on the right take an immediate left into Na Ceithre Gaoithe and the property is on the right marked with an REA Spratt For Sale Board.

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# REA

## SPRATT



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