

REA

SPRATT

For Sale By Private Treaty



66 Cruachan, Knockateemore, Dungarvan, Co. Waterford.

BER C1

REA Spratt offer for sale this 4 bedroom detached home located in a quiet cul de sac in this popular residential development. The property enjoys an ideal location being within a short walk of Dungarvan Town Centre and all amenities including Primary, Secondary Schools, Sports & Leisure facilities, Clonea Beach and the Waterford Greenway are within easy reach. The property benefits from easy access to the N25/N72 main Cork/Waterford/Clonmel routes. The bright spacious accommodation consists of Entrance Hallway, Guest WC, Livingroom with French doors to South facing rear garden, Kitchen/Dining Area, Utility, 4 Bedrooms, (Master Ensuite) Bathroom. Viewing is highly recommended.



GUIDE PRICE: €195,000

REA Spratt

9 O'Connell Street, Dungarvan, Co. Waterford,

E: info@spratt.ie

T: + 353 58 42211

PSL: 001621

F: + 353 58 42866

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Accommodation

Entrance Hallway		Spacious hallway, Tiled floor, Guest WC off
Guest WC	1.65m x 1.38m	Tiled floor & splashback
Livingroom	6.56m x 3.33m	Casat iron fireplace with wooden surround and marble hearth, wooden flooring, French doors to spacious South facing rear garden.
Kitchen / Dining Area	4.54m x 3.91m	Floor & Eye level units, plumbed for dishwasher, wired for electric cooker, tiled floor and splashback, utility off
Utility Room	3.61m x 1.66m	Plumbed for washing machine, Super Q Firebird Boiler, storage off, door to rear
First Floor		
Landing		Carpet flooring, Hotpress off
Bedroom 1	3.35m x 3.16m	Built in wardrobes, wooden flooring
Ensuite	2.7m x 1.03m	Tiled floor to ceiling Triton T90si electric shower.
Bedroom 2	3.19m x 2.74m	Built in wardrobe, wooden flooring
Bedroom 3	3.63m x 3.07m	Built in wardrobe, wooden flooring
Bedroom 4	3.3m x 2.5m	Built in wardrobe, carpet floor
Bathroom	2.19m x 1.96m	Tiled floor and bath surround, bath having side screen with Triton AS20000 Power shower overhead.



Some Features

- Spacious 4 bedroom home.
- Located within easy reach of all amenities.
- Gated side entrance.
- Private rear garden.
- Fabulous location.

Services

- All main services.
- OFCH.

Directions

From the offices of REA Spratt proceed over the bridge to Abbeyside, at the traffic lights from Town Centre over the Bridge to the Causeway. At the Spar shop, turn left. Proceed to the roundabout and take the 2nd exit keeping the estuary on the left. Proceed for about 1.2km, take second left, keep going straight, take second right then take a left. Take the next turn right, take another right and property on right hand side with REA Spratt for sale sign.

Negotiator:	Dolores Caples
Viewing:	Appointment strictly by appointment only with Sole Selling Agents, REA Spratt.
Price:	€195,000
Size:	121 m ²
BER:	BER: C1 BER No.110362100 Energy Performance Indicator:172.89 kWh/m ² /yr