



## No. 12 Willow Wood, Faithlegg, Co. Waterford. X91E1C5.

**For Sale**

**€245,000**

**Bedrooms:** 4  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c.127 sqm. /c.1,367 sq.ft



PSRA Licence Number: 002015



DOUGLAS NEWMAN GOOD  
**DNG**

**THOMAS REID**

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## DESCRIPTION

Spacious four bedroom detached property located within the grounds of the renowned Faithlegg House Hotel and Golf Club. In excellent condition throughout, the property extends to c.127 Sqm. and comprises 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. A former holiday home development, Willow Wood is now enjoyed by mix of users including owner occupiers, down-sizers, and investors alike. Situated overlooking the golf course, this deceptively large four bedroom property has a private garden to the rear with paved patio area. Features of this development include tennis courts, golf club and club house, leisure centre and country walks all at your door step, offering endless possibilities for leisure, relaxation and recreation. Management Company Charges for 2019 estimated at €1,460. Viewing is strictly by prior appointment. For Viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

## LOCATION

Within the private development of The Faithlegg Estate, c. 12km from Waterford City Centre on the Cheekpoint Road. The property is also located c. 16km from Dunmore East, and c.17km from Tramore.

**ASKING PRICE €245,000**

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



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## ACCOMODATION

### Entrance Hall

Semi solid maple flooring, blinds to window.

### Living Room

4.54 x 5.32

Semi solid maple flooring, blinds to windows, coving, open fire with gas insert.

### Kitchen/Diner

5.42 x 3.40

Tiled flooring, fitted kitchen with integrated oven and hob, vaulted ceiling with Velux window, Double doors to rear garden and cobblelock area.

### Utility Room

1.91 x 2.93

Tiled flooring, fitted units with sink.

### Bedroom 4 (Downstairs)

3.90 x 3.28

Semi solid maple flooring, fitted wardrobes, blinds to window.

### En-Suite

1.89 x 1.67

WC, Whb, Shower. Tiled floors and walls.

### Master Bedroom

5.34 x 3.89

Spacious double bedroom. En-suite shower room and balcony to the front. Fitted wardrobes. Carpet flooring. Blinds to window.

### En-Suite

WC, Whb, Shower. Tiled floors and walls.

### Bedroom 2

3.40 x 2.83

Single bedroom with fitted wardrobes. Carpet Flooring, blinds to window.

### Bedroom 3

3.40 x 2.40

Single bedroom with fitted wardrobes. Carpet Flooring, blinds to window.

### Shower room

1.73 x 2.66

WC, Whb, Shower. Tiled floors and walls. Velux window.

## GARDEN

Mature gardens in lawn front and rear.

Large rear garden with patio and terrace.

Views over the golf course.

## FEATURES

Teak double glazed windows

Gas fired central heating

Spacious four bedroom property in an enviable location

Within the grounds of the renowned Faithlegg House Hotel and Golf Club

A host of leisure amenities on your door step including golf, tennis and country walks.

Stunning country estate woodland setting

## BER

Rating: C3

BER No.: 110734134

EPI: 210.95 kWh/msq/yr

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