



Creaden Cottage, Ascurra, Dunmore East, Co. Waterford. X91 W995.

For Sale

€425,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's 2
Size: c. 141.82 sq.m. /c. 1527sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Creaden Cottage is a fully renovated and substantially extended three bedroom cottage style residence on a c. 0.82 Acre site, situated close to the village of Dunmore East on the Creaden road. Having been substantially extended and fully refurbished in recent years, this charming and deceptively large residence extends to c. 1,527 sq.ft. Accommodation comprises of entrance hall, kitchen, utility room, living room, sitting room, main bathroom, and three double bedrooms including master bedroom with en-suite shower room. The property has been decorated in a traditional style in keeping with the cottage theme of the property. Heating is by a modern oil fired central heating system and a solid fuel stove to the sitting room. Externally the property has mature gardens and a number of outbuildings, the most substantial being a 20ft x 40ft Steel tech shed with concrete floor. The rear of the site is in two divisions to accommodate a small herd of Alpaca's which would be equally suitable for keeping a horse or pony.

LOCATION

The property is situated in a quiet rural setting with the added benefit of being within close proximity of the seaside. The property is located c.2 km from Killea Church on the Creaden Road in Dunmore East and c. 3 km from the Beach and all local amenities of Dunmore East. Dunmore East is a picturesque seaside fishing village and tourist destination, located on the South East coastline at the entrance to the Waterford Estuary. Dunmore East offers an abundance of outdoor pursuits and facilities from sailing, angling, boat tours, cliff and woodland walks, as well as a number of beaches and coves to explore plus a host of notable local bars and eateries to frequent.

ASKING PRICE €425,000

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

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ACCOMMODATION

Entrance Hall 5.94 x 1.82

Slate tiled flooring.

Hot Press

Kitchen 4.45 x 3.60

Slate tiled flooring. Traditional styled fitted kitchen. Solid oak work surfaces. Aga range cooker. Belfast sink. Cast iron fireplace.

Utility Room 1.72 x 2.39

Fitted storage units. Plumbed for washing machine. Fitted cooker/oven. Rear entrance/exit.

Main Bathroom

Slate tiled flooring. WC. WHB. Bath with Triton electric shower and shower mixer taps. Walls tiled from floor to ceiling. Traditional sanitary ware and roll top pedestal bath.

Living Room 4.58 x 5.17

Laminate wood flooring. Cast iron fireplace with painted cast iron surround. Glazed solid oak doors to sitting room. Blinds to windows.

Sitting Room 4.26 x 4.25

Wooden flooring. Feature stove on slate tiled plinth, solid fuel. French doors to patio/deck area. Vaulted ceiling. Velux roof light.

Bedroom 2.55 x 3.43

Laminate wood flooring. Blind to window.

Bedroom 4.47 x 2.97

Laminate wood flooring. Cast iron fireplace. Velux roof light window to ceiling. Blinds to window.

Master Bedroom 4.23 x 3.81

Laminate wood flooring. Roman blinds to window.

En Suite

Tiled flooring. WC. WHB. Quadrant shower with glazed enclosure. Walls tiled from floor to ceiling. Recess spot lights.

Walk in Wardrobe



GARDEN

Patio area to front with trellised roof and a deck area to the rear also with trellised roof. Stone pathway leads to garden pond with seating shelter overlooking pond. Site awarded into three paddocks and railed with timber post and rail fencing. Collection of garden sheds. Green house with raised planted beds to front for vegetable patch. Chicken coop and chicken run.

SHED

Substantial Steel Tech shed 20ft x 40ft with concrete floor. Wired with sockets and lighting

FEATURES

Deceptively large cottage style residence

Substantially extended and renovated in recent years

In excellent condition throughout

Modern oil fired central heating system with dual panel radiators

Large site suitable for pets and equestrian facilities

Large steel shed suitable for storage or hobby use.

BER

Rating: C3

BER No.: 100695618

EPI: 205.08 kWh/msq/yr



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