

REA

SPRATT

For Sale By Private Treaty



Bennis Brook, Knockatrellane, Ballymacarbry

BER D1

REA Spratt offer for sale this 3 bedroom bungalow with a range of cutstone out offices having a tranquil setting beside a trickling stream on a sheltered private site of mature trees, shrubs and lawned gardens and patio areas. The property enjoys an excellent location fronting on to the R671 Dungarvan Clonmel Road and is within walking distance of Ballymacarbry village and its amenities. The property has a range of cutstone out offices consisting of garage, shower room, fuel store. The accommodation which extends to c.84 sq.m comprises Entrance Hallway, Livingroom, Kitchen/Dining Area, 3 Bedrooms, Bathroom. External: Outoffices.

REA Spratt highly recommend viewing of this attractive property.

GUIDE PRICE: €129,000



REA Spratt

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Accommodation

Entrance Hallway	
Livingroom	3.96m x 3.5m
Kitchen/Diner	7.6m x 3.07m
Bedroom 1	3.86m x 3.43m
Bedroom 2	3.41m x 3.04m
Bedroom 3	3.49m x 2.75m
Bathroom	2.91m x 1.57m

Bright hallway with storage cupboard off.
Open fire with Tiled fireplace and tiled hearth.
Fitted units, hotpress off, wooden flooring, plumbed for washing machine, aspect to side & rear.
Built in wardrobes, wooden flooring
Built in wardrobe, carpet
Built in wardrobe, wooden floor.
Wainscotting, Tiled surround, Triton T80i electric shower over bath.



Some Features

- Tranquil setting
- Mature private site
- Walking distance of Ballymacarbry Village
- 17km of Clonmel Town
- 24 km Dungarvan Town
- O.F.C.H.

Directions:

From the offices of REA Spratt proceed out the Cappoquin road, at the Master McGrath monument turn right on to the R672, continue towards Ballymacarbry, and the property is located on the left marked with an REA Spratt For Sale Board, just before the Grotto.



Negotiator:	Dolores Caples
Viewing:	By prior arrangement only
Price:	€129,000
Size:	84 m ²
BER:	BER: D1 BER No.108026980 Energy Performance Indicator:257.82 kWh/m ² /yr

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