

REA

SPRATT

By Private Treaty



7 Bothar Na Gcrann, Aglish

BER D2

REA Spratt offer for sale this beautifully maintained 3 bedroom semi-detached bungalow located within a short stroll of Aglish Village and amenities. The property which has been completely refurbished in recent years is presented in immaculate condition throughout offering a prospective purchaser an opportunity of acquiring a walk in purchase. The property benefits from off street parking and has a side entrance leading to south west facing rear garden. The property enjoys an ideal location being within a short commute to both Youghal & Dungarvan Towns. The deceptive accommodation comprises Entrance Hallway, Livingroom, Kitchen/Diner, 3 Bedrooms, Bathroom. External: Workshop, Store, Boiler House.

Viewing of this home is highly recommended.

GUIDE PRICE: €105,000



REA Spratt

9 O'Connell Street, Dungarvan, Co. Waterford

E: info@spratt.ie

T: 058 42 211

PSL: 001621

<http://www.spratt.ie>

F: 058 42 866

REA

SPRATT

By Private Treaty

7 Bothar Na Glann, Aglish

Accommodation

Entrance Hallway	
Sittingroom	3.89m x 3.46m
Kitchen/Diner	3.58m x 2.80m
Bedroom 1	4.24m x 2.89m
Bedroom 2	4.0m x 2.49m
Bedroom 3	2.92m x 2.21m
Shower Room	1.68m x 1.44m
External	
Workshop	4.36m x 2.62m
Boiler House	

Bright hallway, Tiled floor

Marble fireplace, pine surround, solid woodburning stove, coving, spotlights, built in shelving unit TV point. Floor & Eye level units, Extractor, Tiled floor & Splashback, plumbed for washing machine & dishwasher, door to rear.

Laminated timber floor, aspect to rear

Laminated timber floor

Laminated timber flooring

Electric shower

Store off



Some Features

- Refurbished in recent years
- Turnkey condition
- O.F.C.H.
- PC Windows & Doors
- Easy reach of all surrounding towns
- All Mains Services

Directions

Proceed from Dungarvan to Aglish. On entering Aglish just before the Service Station turn left into Bothar na Gcrann and the property is the second house on the right marked with a sign just before the petrol pumps on the right.

Negotiator:

Donal O'Brien

Price:

€105,000

Size:

69 m²

BER:

BER: D2

BER No.112413927

Energy Performance Indicator:298.02 kWh/m²/yr



These particulars are issued by Edmond Spratt & Son Ltd t/a REA Spratt, on the understanding that any negotiations respecting the properties mentioned are conducted by them. Every care is taken in preparing particulars but the firm does not hold themselves responsible for any inaccuracies in the particulars and terms of the properties referred to or any expense that may be incurred in visiting same, should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing, and are respectfully requested to report their opinion after inspection. Should the above not be suitable, please let us know your requirements. Any reasonable offer will be submitted to the owner for consideration. The content of this brochure/form, shall not be deemed to form the basis of any contract.

REA

SPRATT

By Private Treaty

These particulars are issued by Edmond Spratt & Son Ltd t/a REA Spratt, on the understanding that any negotiations respecting the properties mentioned are conducted by them. Every care is taken in preparing particulars but the firm does not hold themselves responsible for any inaccuracies in the particulars and terms of the properties referred to or any expense that may be incurred in visiting same, should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing, and are respectfully requested to report their opinion after inspection. Should the above not be suitable, please let us know your requirements. Any reasonable offer will be submitted to the owner for consideration. The content of this brochure/form, shall not be deemed to form the basis of any contract.