



Hollybush Cottage, Brookside, Passage East, Co. X91WP77.

For Sale

€110,000

Bedrooms	1
Reception Rooms	1
Bathroom's/WC's	1
Size	c. 39 sq.m. /c. 420 sq.ft.



PSRA Licence Number: 004069



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Waterford
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DESCRIPTION

Hollybush Cottage is a charming fully renovated detached home, located in the heart of Passage East in Co. Waterford. Passage East is a charming fishing Village with its own harbour and beach, located c. 11km from Waterford City on the banks of the River Suir Estuary. The property comprises an open plan living, kitchen and dining area, shower room, and one double bedroom. The property would make an ideal holiday home, perfect for the boating enthusiast with both a slip way and harbour in close proximity, with many boating destinations close by both up and down river, including New Ross, St. Mullins and Inistioge upriver and Ballyhack, Duncannon, Dunmore East down river, with Tramore and Kilmore Quay close coastal. The property has the benefit of double-glazed windows, velux roof light windows for additional light, and is heated by an electric storage heating as well as a solid fuel stove. The property has a walled front garden with a steel garden shed and patio area to the front.

LOCATION

Located in the heart of the picturesque fishing village of Passage East, Co. Waterford. The property is just a few minutes' drive from Passage East National school, St. John the Baptist Church and local shop and is just 11 km from Waterford City and a short drive to Woodstown beach and to Dunmore East, with the beach a short stroll away. The property is on a main bus route to and from Waterford City and the Eastern suburbs. Passage East is also home to the drive on car ferry linking Waterford to Wexford via Ballyhack.

ASKING PRICE €110,000

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



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ACCOMMODATION

Entrance/Kitchen/Dining/Living

5.24 x 3.74

Tiled flooring. Tiled fireplace with solid fuel stove. Fitted Kitchen. Velux roof light

Shower Room

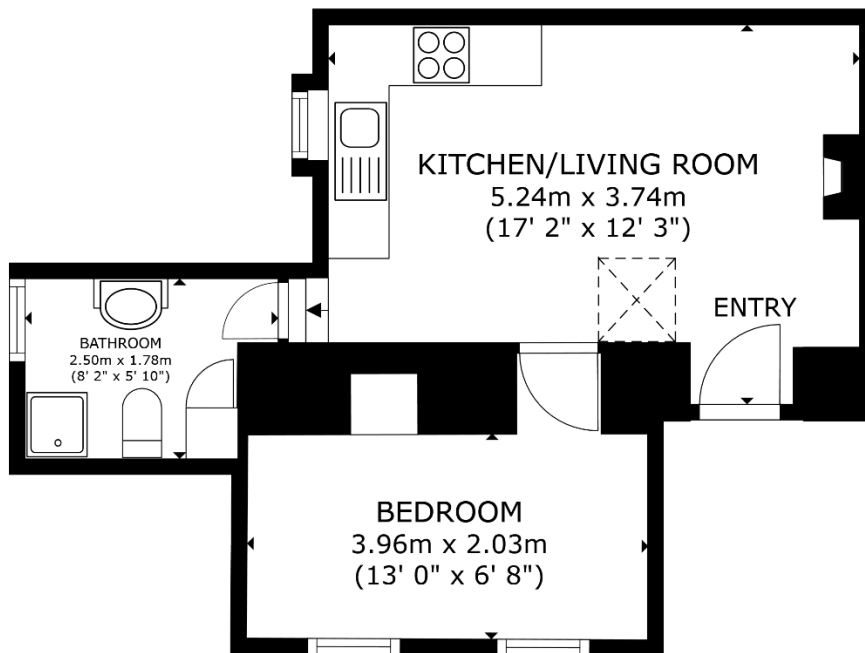
2.50 x 1.78

Tiled flooring. WC. WHB. Electric Shower. Tiled from floor to ceiling.

Bedroom

3.96 x 2.03

Carpet flooring. Curtains to windows.



FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 32.8 m² (353 sq. ft.)
TOTAL - 32.8 m² (353 sq. ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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GARDEN

Walled front garden with patio area, looking down towards the village. Steel garden shed.

BER

Rating: G

BER No.: 112420096

EPI: 523.24 kWh/msq/yr

FEATURES

Idyllic location at the foothills of Passage East

Walking distance of the beach

River views

Ferry link to Ballyhack and the Wexford area

Bus links to Waterford and surrounding areas

Solid fuel stove

Electric storage heating



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