

For Sale

Asking Price: €375,000

Sherry
FitzGerald
O'Donovan



Beech Tree Cottage, Raspberry Hill,
Inchinleama, Ballyduff Upper,
Co. Waterford. P51H7Y4

BER B3

sherryfitz.ie



Sherry FitzGerald O'Donovan are thrilled to bring to the market this stunning detached house. This 3 bedroom family home of approx. 174 sq. m (1,873 sq. ft.) is a complete rarity in within the area, benefitting from spectacular views of the Blackwater River.

Its unique design has family living at its core. The sense of openness and space you feel on the outside, it is also very evident on the inside. Each room boasts generous proportions and cleverly laid out with all the reception rooms and master bedroom taking full advantage of the glorious view.



The house was constructed to a very high standard which is evident throughout and kept in pristine condition. It boasts a high energy rating and woodgrain PCV double glazed window and a large detached garage to name but a few.



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Special Features & Services

- Unique design features throughout
- Elevated site with spectacular Blackwater views
- Approx. 173 sq m (1,873 sq ft)
- Approx. 0.7 acre site
- Well maintained
- Spacious and bright throughout
- Oil fired central heating

Accommodation

Ground Floor

Porch	1.77m x 1.78m (5'10" x 5'10") Radiator, tiled.
Hall	6.21m x 7.55m (20'4" x 24'9") Radiator, tiled.
Living Room	7.34m x 4m (24'1" x 13'1") Radiator, wooden flooring.
Kitchen/Diner	4.64m x 4.7m (15'3" x 15'5") Radiator, integrated appliances throughout, floor and splashback tiling.

Sunroom	4.21m x 3.87 (13'10" x 3.87) Tiled.
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W.C.	2.35m x 1.36m (7'9" x 4'6") Fully tiled. Wc., whb. .
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Storage	1.28m x 1.49m (4'2" x 4'11")
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First Floor

Landing	7.72m x 4.4m (25'4" x 14'5") Radiator, carpeted.
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Master Bedroom	4.2m x 1.37m (13'9" x 4'6") Radiator, carpeted.
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En-Suite	2.56m x 1.37 (8'5" x 1.37) Wc., whb., shower. Fully tiled
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Bathroom	1.76m x 2.43m (5'9" x 8') Wc., whb., bath. Fully tiled.
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Bedroom 2	2.88m x 3.15m (9'5" x 10'4") Radiator, carpeted.
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En-Suite	1.6m x 3.15m (5'3" x 10'4") Wc., whb, shower.
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Bedroom 3	3.84m x 4m (12'7" x 13'1") Radiator, carpeted.
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En-Suite	1.6m x 3.15m (5'3" x 10'4") Wc., whb, shower. Fully tiled.
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NEGOTIATOR

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SOLICITOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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