



Bawnfune, Butlerstown, Co. Waterford. X91D6F9.

For Sale

€245,000

Bedrooms	3
Reception Rooms	1
Bathroom's/WC's	1
Size	c. 80 sq.m. /c. 861 sq.ft.



PSRA Licence Number: 004069



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Waterford
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DESCRIPTION

Charming, detached bungalow ideally located on the outskirts of Waterford City, just off the Cork Road between Waterford and Kilmeaden Village. In good condition and well maintained, the property is suitable for immediate occupation, and would benefit from some modern upgrades over time. An ideal starter home or suitable for someone looking to move to a quieter semi-rural setting, the property extends to c. 80 Sqm. with accommodation comprising of entrance hall, sitting room, kitchen / diner, bathroom and three bedrooms. The property occupies a c. 0.25 Acre site with mature gardens, together with garage and Barna shed. Heating is provided by a new oil-fired boiler, and all windows are PVC double glazed. The property has mains water and septic tank wastewater system.

LOCATION

Ideally located just off the main Waterford to Kilmeaden road, the property is c. 3km from the outer ring road at the Cork Road roundabout and c. 7.5km from Waterford City Centre. The property is also c. 4km from Kilmeaden Village, and c. 4.5km from the main IDA Industrial Estate at Ballinaneashagh.

ASKING PRICE €245,000

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



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ACCOMMODATION

Entrance Hall

6.27 x 0.91

Entrance from front door to kitchen, sitting room and bedrooms corridor.

Kitchen

3.00 x 3.33

Lino flooring. Fitted kitchen units. Side door to garden and garage.

Sitting Room

3.67 x 4.31

Lino flooring, marble fireplace with open fire, curtains to window.

Bedroom 1

3.01 x 3.10

Carpet flooring, curtains to window.

Bedroom 2

2.88 x 4.12

Laminate wood flooring, curtains to window. Original feature cast iron fireplace.

Bedroom 3

1.95 x 3.10

Original wooden flooring, curtains to window. Original feature cast iron fireplace.

Bathroom

1.56 x 2.98

WC, WHB, wet room shower, electric shower unit.

BER

Rating: F

BER No.: 117324467

EPI: 389.33 kWh/msq/yr

FEATURES

Ideally located close to the Western suburbs, The IDA Industrial Estate and a host of local amenities.

Mature site of c. 0.25 acres

New oil-fired central heating boiler

PVC double glazed windows

Garage and Barna Shed

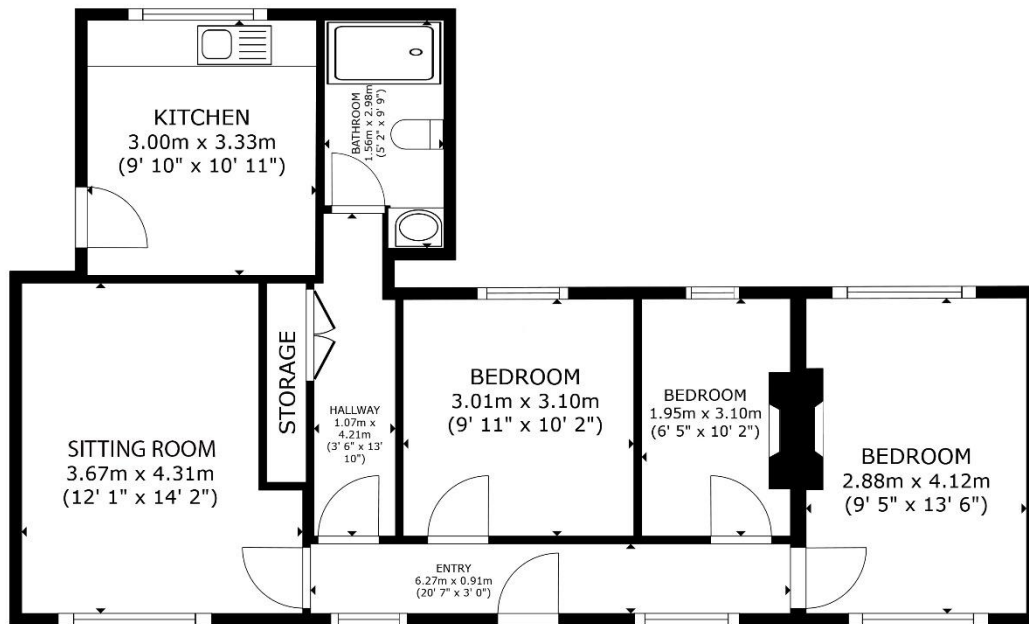
Suitable for immediate occupation



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GARDEN

c. 0.25 Acre site of mature gardens with a tree lined boundary, and mature shrubbery. The property is approached by a timber fence and gated entrance with concrete pillars and wingwalls in a painted render finish.



GROSS INTERNAL AREA
FLOOR PLAN 70.6 m² (760 sq.ft.)
TOTAL - 70.6 m² (760 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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