

# REA

# Spratt



**FOR SALE BY PRIVATE TREATY**

**Ballyerrin  
Tallow  
Co. Waterford  
P51K722**

**Guide Price €295,000**



## DESCRIPTION

REA Spratt offer for sale this beautifully presented detached two storey home nestling in an idyllic setting on extensively landscaped, lawned gardens and having the Knockmealdown, Galtee and Comeraghs mountains as a dramatic backdrop.

The bright spacious accommodation extending to c.242 sq.m. offers a purchaser an opportunity of acquiring a superb family home in turnkey condition.

The property has additional accommodation via an interconnecting self-contained 2 bedroom apartment yet having its own independent access, ideal for extended family or guests. This energy efficient home has its own wind turbine which is connected to the National Grid, and also has the benefit of solar panels, dual heating, plus a number of nice surprises which can be appreciated on viewing.

The GYI enthusiast is well catered for with a polytunnel, vegetable patch, fruit orchard with various apple, plum and cherry trees, hen houses & hatchery.

The property is located within easy commuting distance of all surrounding towns. Viewing of this wonderful family home is highly recommended.

## FEATURES

- Meticulously presented
- Panoramic uninterrupted views
- Number of outbuildings to include steel shed, timber arden house and log store
- South facing patio
- Excellent location being within easy commuting distance of
  - Tallow 2.7km N25/Midleton 23.4km
  - Fermoy 24.2km Dungarvan 35 km
  - Cork City 73 km



## INCLUSIONS

All Light fittings, window furnishings, floor covering and integrated appliances.

## SERVICES

- Dual heating O.F.C.H + Wood burning Stove
- Private Water
- Septic Tank.
- Wind Turbine connected to National Grid
- 2 sets of Solar Panels (House + Apartment)

## ACCOMMODATION

• Outer Hall	2.8m x 1.5m	Tiled floor
• Entrance hallway	2.54m x 1.8m	Tiled floor, understairs storage
• Study/Office	2.6m x 1.9m	
• Sittingroom	7.0m x 5.0m	Dual aspect, Timber flooring, recessed stove
• Kitchen/Diner	8.6m x 2.7m	Extensive fitted Floor & Eye level units, fully integrated appliances, detailed tiled splashback, solid timber flooring, dual aspect.
• Landing		
• Shower Room	2.2m x 1.65m	Fully tiled with vanity unit
• Bedroom 1	3.6m x 3.5m	(Measurement excludes wall to wall built in wardrobes)
• Bedroom 2	3.65m x 2.7m	(Measurement excludes built in wardrobes)
• Bedroom 3	3.5m x 2.65m	Fully carpeted
• Bathroom	2.75m x 2.1m	Fully tiled, Built in press, stira stairs to attic, Telephone shower over bath.
• <b>Apartment</b>		
• Shared Utility Space	7.3m x 2.9m	wc/whb off (1.3m x 2.7m), boiler / store room, plant/services room off.
• Gym / Bedroom 2	4.0m x 2.3m	Wet room off, fully tiled.
• Open Plan Kitchen / Lounge Area	5.8m x 5.5m	Log burner, fully tiled floor, retractable work/study station under stairs, french doors to south facing covered patio area. Smart modern fitted kitchen incorporating integrated appliances.
• Main Bedroom	5.0m x 4.2m	Slide robes, ensuite off
• Ensuite	2.4m x 2.7m	Fully tiled, Stira stairs to attic



