



Lacken, Cappoquin, Co. Waterford

REA Spratt offers this unique opportunity of traditional living incorporating a modern extension. Known locally as "The Thatch", Lacken, this property stands on a 1 acre site having the benefit of concrete hard stand area adjoining 3 span Dutch barn with leanto off. Further work shed and a number of additional buildings incorporating courtyard to front of property.



Guide Price: €170,000

Lacken, Cappoquin, Co. Waterford**Accommodation**

Sittingroom 4.256m x 3.814m
Parlour 6.658m x 3.245m
Kitchen 3.553m x 3.0m

Bedroom 1 4.26m x 2.56m
Shower Room 2.796m x 2.2m
Bedroom 3 4.783m x 3.584m
Bedroom 4 6.12m x 2.9m

Shower Room 2.885m x 2.265m
Bathroom 4.57m x 2.536m

Stove in opening of old fire, quarry tiles.
Carpet floor, open fire
Quarry tiled floor, fully fitted tiled splash back, covered external awning to rear off.
Carpet floor, dual aspect

(Measurement excludes wardrobe) Built in wardrobe and vanity unit.
Triton electric shower, fully tiled.
Fully suite, fully tiled.

**Some Features**

- Traditional thatched cottage standing on 1 acre site.
- Number of outbuildings suitable for a number of uses.
- Pleasant views over the valley
- Within easy reach of Cappoquin Town.

Negotiator: Eamonn Spratt FRICS. FSCSI. FIAVI

Viewing: By prior arrangement only

Price: €170,000

BER: PENDING

BER No.

Energy Performance Indicator: XXX kWh/m²/yr

