



The Village, Cheekpoint, Co. Waterford. X91H127.

For Sale

€425,000

Bedrooms: 3
Reception Rooms: 4
Bathroom's / WC's 3
Size: c. 243 sqm. /c.2,616 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Originally a private residence, the property was completely refurbished and extended in c. 2002 as a purpose built restaurant with over-head living accommodation and then repurposed back to a private residence in 2015. The property now extends to c. 2,616 sq.ft., and benefits today from the high standard of renovation and build quality that the property was afforded in 2002. Occupying an elevated position within the Village of Cheekpoint, this sizable property occupies a considerably large site with large rear yard and garden area and ample off street parking. Internally the living areas to the front are finished in a nautical cottage theme, with solid pitch pine flooring, dado rail detail and two tone painted walls, with nautical light fittings and a traditional pine fireplace with cast iron hearth. The rear section contrasts somewhat with this theme with a mix of modern décor including the kitchen with a state of the art white high gloss fitted kitchen and appliances and sitting room with polished porcelain tiled flooring and dual French doors to the garden and terrace area. Upstairs accommodation comprises a large hallway with three double bedrooms and a spacious main bathroom, which is also accessed by the master bedroom as a dual purposes en-suite. The bedrooms have all been finished with varnished solid pine floors and traditional décor. Viewing this stunning residence comes highly recommended.

LOCATION

Cheekpoint is a unique picturesque riverside fishing village, located on the banks of The Suir estuary. The point of confluence of 'The Three Sisters', Cheekpoint is where The Barrow, The Nore and The Suir meet as they join The Estuary. Located c. 7 miles from Waterford City and c. 9 miles from Dunmore East and c.13 miles from Tramore, Cheekpoint is also easily accessible from Waterford City and from south Co. Wexford via the Passage East car ferry. Cheekpoint is surrounded by a host of tourist attraction, with some of the finest golf courses in the South East on its door step, including Faithlegg and Waterford Castle.

ASKING PRICE €425,000

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

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ACCOMMODATION

Entrance Hallway

Tiled flooring

Living Room

4.39 x 4.34

Solid pine flooring. Feature Oak fireplace surround and over-mantle with cast iron fire place.

Sitting Room

3.85 x 4.34

Lounge area with solid pine flooring.

Dining Room with Bar

8.34 x 3.22

Dining room with solid pine flooring. Feature bar area with pine bar counter and mahogany counter top.

WC

Tiled flooring. WC. WHB.

WC

Tiled flooring. WC. WHB.

Rear Entrance Hall

With tiled flooring.

Kitchen

3.96 x 5.70

Bespoke white high gloss fitted kitchen with contrasting red units and large island bar. Granite counter and island bar surfaces. Island bar with NEFF induction hob and over-head extractor unit. Gas range cooker, twin NEFF fitted ovens and coffee machine, integrated dishwasher.

Utility Room

2.43 x 1.59

Linoleum flooring. Plumbed for Washing machine and dryer.

Living Room

6.92 x 4.09

Large rear living room with dual French doors to rear garden and patio area. Tiled flooring throughout. Curtains to both sets of French doors.

Store room

2.36 x 4.47

First Floor Accommodation:

Stairs and landing in carpet (Concrete stairs)

Bedroom corridor with lounge area

8.19 x 1.85

Solid timber flooring, dual velux roof light windows.

Bedroom 1

4.93 x 3.97

Master bedroom, generous double bedroom. Wooden flooring. Curtains to windows. Access to main bathroom as en-suite.

Main Bathroom

WC, Whb, Bath. Tiled floor and walls to ceiling. Jacuzzi bath with shower mixer unit. Chrome heated towel rail.

Bedroom 2

4.39 x 3.25

Generous double bedroom with wooden flooring.

Bedroom 3

4.39 x 4.48

Large double bedroom with wooden flooring.

SERVICES

Three Phase Electricity
Mains Water
Private Waste Water Treatment Plant
Gas Fired Central Heating (Gas storage on site)
Security & Fire Alarms

FEATURES

Large semi-detached residence, fully refurbished and extended in 2002.
In excellent modern condition throughout
Side entrance with large rear gardens and driveway with ample off street parking
Suitable for re-use as a restaurant and / or bar.
Excellent out-door terrace area and patio.

BER

Rating: C1
BER No.: 800197774
EPI: 643.83kWh/msq/yr





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