



## Moy House, Ballyduff West, Kilmeaden, Co. Waterford. X91 D1KO.

**For Sale**

**€275,000**

**Bedrooms:** 4  
**Reception Rooms:** 1  
**Bathroom's / WC's** 2  
**Size:** c. 122sq.m. /c. 1,313sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Excellent four bed detached family home situated on a spacious site with mature gardens to the front and rear of the property. This well cared for home was built in 1997, extends to c.122sq.m. (1,313sq.ft.). Accommodation includes, entrance hall, living room, open plan kitchen dining room, utility, four bedrooms, main ensuite and main bathroom. The property has the benefit of oil fired central heating with a heat recovery system, upvc double glazing throughout. This property offers country living at its best but yet just within easy access to local shops, schools and public houses, Waterford and the main M9 that connects the Waterford to Dublin motorway and the Waterford to cork national primary road.

## LOCATION

The property is located adjacent to Ballyduff AFC within minute's walk to Ballyduff Church, primary school and just 2.5 kilometres to the Village of Kilmeaden. The property is 12 kilometres to Waterford City and 35 kilometres to Dungarvan.

**ASKING PRICE €275,000**

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

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## ACCOMMODATION

### Entrance Hall **1.84 x 4.30**

Junkers solid beech flooring.

### Living Room **4.00 x 4.66**

Junckers solid beech flooring. Open fireplace with mahogany surround and slate hearth. Blinds and curtains to window.

### Open Plan Kitchen/Diner **3.81 x 7.74**

Tiled flooring along with Junckers solid beech flooring. Fitted kitchen with breakfast bar. Integrated double oven and hob, dishwasher and fridge freezer. Sliding doors to deck area and landscaped garden. Blinds and curtains to window.

### Utility Room **1.87 x 2.54**

Linoleum flooring. Fitted units with stainless steel sink. Plumbed for washing machine and dryer.

### Bedroom 1 **3.37 x 3.88**

Wooden flooring. Fitted wardrobes. Blinds and curtains to window.

### En Suite **3.37 x 0.98**

Linoleum flooring. WC. WHB. Electric shower. Walls tiled from floor to ceiling.

### Bedroom 2 **3.17 x 3.28**

Wooden laminate flooring. Fitted wardrobes. Blinds and curtains to window.

### Bedroom 3 **3.55 x 3.15**

Wood laminate flooring. Fitted wardrobes. Blinds and curtains to window.

### Bedroom 4 **3.15 x 3.32**

Wood laminate flooring. Fitted wardrobes. Blinds and curtains to window.

### Bathroom **3.38 x 2.18**

Linoleum flooring. WC. WHB. Electric shower. Corner bath. Walls tiled from floor to dado.

## GARDEN

The property is entered by a large gravelled driveway with ample parking and lawned gardens with mature trees and planting on either side of driveway. To the rear a deck area with magnificent overhead views.

## FEATURES

Woodgrain uPVC double glazed windows.

Oil fired central heating.

Heat recovery air system.

Stira staircase to attic.

Alarm System.

Situated in a quiet cul de sac of just two houses.

## BER

Rating: C3

BER No.: 112899372

EPI: 218.04kWh/msq/yr



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