



Bracken Bank, Ballykinsella, Tramore, Co. Waterford. X91 YH11.

For Sale

€425,000

Bedrooms: 4
Reception Rooms: 2
Bathroom's / WC's 2
Size: c. 202 sq.m. /c. 2,174sq.ft.



PSRA Licence Number: 004069



REID & COPPINGER

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DESCRIPTION

Substantial four bedroom detached bungalow with detached two car garage, occupying a well-appointed c.0.8 acre site with superb overland views of Tramore and the surrounding countryside. The property is approached by a gated entrance with electric gates and tarmac driveway with extensive lawned gardens to the front and side. A detached two car garage provides excellent storage with adjoining boiler house which accommodates a new high capacity commercial specification Potterton oil fired boiler. The rear of the property is south west facing with deck area and extensive lawned gardens. Accommodation comprises of entrance hall way, study, living room, kitchen / diner, utility room, large sitting room with French doors to deck and garden area, four double bedrooms including sizable master bedroom with en-suite shower room, and a main family bathroom.

LOCATION

Bracken Bank, Ballykinsella is located on the old Tramore road close to the old Castletown school at Ballinamona. The property is situated just c.5km from the coastal town of Tramore and c.9km from Waterford City and c. 18km from Dunmore East.

ASKING PRICE €425,000

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



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ACCOMMODATION

Entrance Porch 2.11 x 1.40

Tiled flooring

Entrance Hall

Solid wood flooring.

Sitting Room 4.64 x 4.05

Solid wood flooring. Open fireplace. Coving to ceiling. Curtains to window.

Living Room 6.72 x 5.67

Solid wood flooring. Open fireplace with marble hearth..

Coving to ceiling. Recess lighting. French doors to deck area and rear garden.

Kitchen/Diner 4.20 x 4.62

Tiled flooring. Fitted kitchen with integrated double oven, gas hob. Blinds to window.

Utility Room 4.19 x 3.56

Tiled flooring. Fitted units. Door to rear garden.

Office 2.04 x 1.72

Solid wood flooring.

Bathroom 4.19 x 1.87

Tiled flooring. WC. WHB. Bath. Shower. Walls tiled from floor to ceiling.

Bedroom 1 5.48 x 5.70

Solid wood flooring. Fitted wardrobes. Blinds and curtains to window.

En-Suite 3.37 x 1.80

Tiled flooring. WC. WHB. Bath. Shower. Walls tiled from floor to ceiling.

Bedroom 2 4.19 x 2.71

Solid wood flooring. Fitted wardrobes. Blinds and curtains to window.

Bedroom 3 4.25 x 2.72

Solid wood flooring. Fitted wardrobes. Blinds and curtains to window.

Bedroom 4 4.23 x 2.72

Solid wood flooring. Fitted wardrobes. Blinds and curtains to window.

BER

Rating: D1

BER No.: 109624262

EPI: 246.77 kWh/msq/yr



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GARDEN

The entrance to the house is through electronic gates with a tarmacadam driveway and extensive gardens in lawn. To the rear the garden south west facing and is in lawn with a deck area.

FEATURES

Substantial four bedroom detached bungalow on a large c. 0.8 acre site

South facing rear garden

Magnificent overland views of Tramore and surrounding countryside

Newly fitted Potterton Commercial oil fired central heating burner

Tarmacadem driveway

Electronic gates

Detached two car garage



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