

For Sale

San Antonio, Kilmeaden, Co. Waterford



Attractive four bedroom detached dormer residence, located within the heart of Kilmeaden Village in Co. Waterford, just 9km from Waterford City Centre, and within easy reach of the N25 Waterford to Cork / Rosslare Rd. In need of some modern improvements, this sizable property of some 200 mtr.sq. is set out on a 0.57 Acre site, with a shared entrance from the main road. The property consists of three large reception rooms, with kitchen and dining area, utility room, and four generous double bedrooms with four separate bathrooms. The property is being offered to the market with a keen asking price, and represents excellent value. BER No. 105118582 . For further information and viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

Asking Price €125,000

Accommodation

Entrance Hallway

Living Room

5.30 x 5.20

Wooden flooring, venetian blinds to window. Tv point

Kitchen/ Diner

5.30 x 3.40

Fitted maple shaker style kitchen, gas cooker, integrated fridge freezer

Utility Room

Plumbed for washing machine and dryer

2.60 x 1.50

Study

Carpet flooring

3.60 x 4.00

Rear Entrance Hall

Sittingroom

5.20 x 5.20

Carpet flooring

First Floor

Bedroom 1

4.33 x 2.40

Carpet flooring, fitted wardrobes

Shower Room

2.60 x 1.20

Wc, Whb, Shower. Lino flooring, Tiled around shower

Bathroom

2.60 x 1.20

WC, Whb, Bath, lino flooring. Tiled around bath

Bedroom 2

2.40 x 4.20

Carpet flooring

Bedroom 3

5.20 x 2.40

Carpet flooring

Shower room

2.60 x 1.20

Wc, Whb, Shower, lino flooring. Tiled around shower

Bedroom 4

5.20 x 2.40

Carpet flooring, fitted wardrobes

Shower room

2.60 x 1.20

Wc, Whb, Shower, lino flooring. Tiled around shower

Features Oil fired central heating
 PVC Double Glazed Windows

Garden House set on 0.57 acre site

Heating: Oil Fired Central Heating

BER: Rating: C1
 BER No: 105118582
 EPI: 163.11 kWh/m2/yr

**Viewing by prior appointment with DNG Thomas Reid Auctioneers
on 051-852233**

DNG Thomas Reid Auctioneers PRSA License No. 002015



Livingroom



Kitchen/diner



Bedroom



Bedroom



Bathroom



Shower room



Shower room



Bedroom



Rear Garden

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