

## For Sale

### Green Road, Faithlegg, Co. Waterford



High specification four bedroom dormer style residence, located in a beautiful countryside location of Faithlegg in Co. Waterford. Constructed in 2007 with little expense spared, this sizable property has been fitted out to the highest modern standards. Set on a south facing c. 0.5 acre site with uninterrupted countryside views, this well appointed property enjoys a peaceful rural setting, within easy reach of Waterford City centre and the Dunmore Road area. The property has been finished to a very high standard in every aspect. Internal features include polished porcelain flooring throughout the down-stairs, solid walnut doors throughout, bespoke designer fitted kitchen with Neff appliances, and feature stainless steel staircase with walnut surfaces and glass rails. The property comes to the market with a very competitive asking price, and is sure to please the most discerning buyer. BER No. 105310734. For further information and viewing arrangements, contact Sole Selling Agents DNG Thomas Reid on 051-852233

**Asking Price €365,000**

## Accommodation

### Entrance Hallway

Polished porcelain tiled flooring throughout.

### Sittingroom

9.17 x 5.25

With polished porcelain flooring, French doors to patio area, feature off-standard cut marble fire place.

### Kitchen/ Diner

6.22 x 3.45

The bright and airy kitchen & dining area is tiled throughout in polished porcelain with Bespoke designer fitted kitchen with high gloss units and Quartz work surfaces. The kitchen comes with a selection of fitted appliances including a stainless steel oven and microwave, Neff induction hob, and a Neff dishwasher. The kitchen sink unit also comes with a waste disposal unit.

### Living Area

5.45 x 4.73

Located just off the kitchen in an open plan format, the living area is also finished in polished porcelain, with gas plasma remote control fire unit, on a feature tiled chimney breast

### Diningroom

4.27x 3.48

Polished porcelain flooring

### Laundry

2.29 x 3.15

The laundry room comes equipped with a full fitted kitchen with Korean work surfaces, with ground and eye level kitchen units.

### WC

2.25 x 1.44

Located in the rear corridor, the downstairs WC is fitted with a feature cantilever sink unit, and off standard toilet with dual flush system.

### Bedroom 1

5.28 x 4.77

Generous double bedroom, finished in polished porcelain flooring with French doors to the garden and patio areas. The master bedroom also has the benefit of a walk-in wardrobe and en-suite bathroom.

### En-Suite

2.66 x 4.77

Tiled floors and walls to ceiling in polished porcelain, the en-suite has been finished in all off-standard sanitary ware, with separate bath and shower. Feature glass panelled bath with Jacuzzi function.

### Walk in wardrobe

2.37 x 2.17

Bedroom 2 3.58 x 3.55  
Sizable double bedroom with polished porcelain flooring.

En-Suite 2.37 x 2.84  
Tiled throughout with quadrant shower, WC and Whb

Stairs & Landing  
The stairs to the first floor area is an architectural feature constructed in stainless steel with solid walnut steps, with glass and stainless steel railings. This feature is carried through the landing and bedroom corridor with solid walnut flooring.

Bedroom 3 4.86 x 3.57  
Generous double bedroom with walnut flooring.  
Walk-In-Wardrobe Large walk-in wardrobe. 4.74 x 2.95

Bedroom 4 4.86 x 3.51  
Generous double bedroom with walnut flooring

Store Room 4.62 x 6.69  
Large store room, floored throughout.  
Ideal for conversion to bedroom or games / playroom.

Shower Room  
Tiled Throughout with quadrant shower, wc & whb

Features High specification property  
Beautiful country setting  
0.5 Acre site  
Detached Garage  
Electric Gates

Garden C. ½ acre site. Gardens in lawn with tarmacadam driveway.  
South facing rear garden. Countryside views

Heating: Zoned Oil Fired under-floor heating with solar panels

BER: Rating: B2  
BER No: No. 105310734  
EPI: 121.25

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

**DNG Thomas Reid Auctioneers PRSA License No. 002015**



**Rear of Property**



**Sittingroom**



**Kitchen**



Livingroom



Diningroom



Master Bedroom



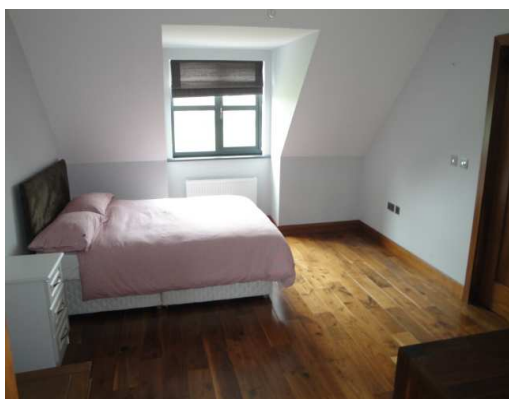
Ensuite



Bedroom



Bedroom



Bedroom



Detached Garage



Rear of House



Garden

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**FOR SALE**

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tel. 051 852233