

For Sale

Fairbrook Cottage, Kilmeaden, Co. Waterford



Located just 1.5 miles from Kilmeaden Village, Fairbrook Cottage is made up of three former semi detached country cottages that have been included into one large residence. Extending to almost 2,000 sq. ft. the property offers surprisingly spacious living accommodation with four bedrooms, two large reception rooms and a large kitchen/diner. The property is set on an elevated site of c 0.75 acre and is surrounded by mature trees and gardens. In need of modernisation, this property offers a fantastic opportunity to any potential owner to recreate a truly unique home in a beautiful country setting. Viewing comes highly recommended. For viewing arrangements please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 102515285

Asking Price €99,000

PSRA Registration No. 00215

Accommodation

Entrance Porch

Living Room

Wooden flooring. Exposed timber beams to ceiling.

4.77 x 7.64

Sitting Room

Wooden flooring.

7.33 x 4.95

Kitchen

Tiled flooring. Exposed timber beams to ceiling.

7.69 x 4.73

Utility Room

Tiled flooring. Side entrance.

Bedroom 1

Wooden flooring. Fitted wardrobes.

4.73 x 4.93

Bedroom 2

Laminate wood flooring. Fitted wardrobes.

4.94 x 3.41

Bedroom 3

Laminate wood flooring. Fitted wardrobes.

4.17 x 4.82

Bathroom

Tiled flooring. WC. WHB. Bath. Shower.

2.24 x 2.91

Bedroom 4

Wooden flooring.

3.02 x 3.27

Sauna Room

2.80 x 5.02

Garden

Extensive site of c. 0.75 acre with mature trees and gardens in lawn. Stone wall boundary to front with gated entrance and tarmac driveway. Flag stone patio area off kitchen

Features

Spacious living accommodation
Beautiful country setting

BER:

| | |
|---------|-----------|
| Rating | F |
| BER No. | 102515285 |
| EPI: | 428.63 |

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

DNG Thomas Reid Auctioneers PSRA License No. 002015









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FOR SALE

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