

Located minutes from Kilmacthomas



Ballydurn, Kilmacthomas, Co. Waterford



Guide Price € 295,000

MLS ID:
770821001-1065

 Bedrooms: **5**

 Bathrooms: **3**

 Total SqM: **C. 185**

 Year Build: **2005**

Detached - For Sale - Kilmacthomas

RE/Max team fogarty are delighted to present this superb 5 bedroomed 3-bathroom Dormer Bungalow to the market. Situated in Ballydurn just a 5-minute drive from Kilmacthomas and the now renowned Waterford Greenway.

The grounds extend to C. 1.5acres set out in two paddocks with post and rail fencing, 3 stables & a tack room.

Bright spacious accommodation extends to c. 185 sq meters and on the ground floor consists of a double height ent hall, Sitting room with stove, kitchen/dining room, utility, family bathroom with Jacuzzi bath, 3 bedrooms all with fitted wardrobes and with the master bedroom en-suite.

The first floor provides two very generous bedrooms both with fitted wardrobes and a separate shower room.

This home offers country living at its best in the picturesque townland of Ballydurn with beautiful views of the mountains and surrounding countryside.

Ballydurn is a 5 minute drive to Kilmacthomas, Waterford Greenway and link up routes for the Main Cork to Waterford Road.

BER



268.02 kWh/m² per year

Entrance Hall	3.63 x 3.18
Sitting Room	3.93 x 5.10
Kitchen/Dining	5.55 x 3.48
Utility Room	2.50 x 2.41
Bathroom ground floor bathroom	
Master Bedroom	3.93 x 3.26
Ensuite Master Ensuite	1.83 x 1.75
Bedroom 2	3.04 x 3.47
Bedroom 3	2.39 x 3.20
Landing	1.21 x 2.83
Bedroom 4	2.75 x 5.08
Bedroom 5	5.22 x 5.09
Shower Room first floor shower room	3.13 x 2.06

Gallery



Services: Private Well and Septic Tank

Broker/Owner



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