



Karsan, Luffany, Slieverue, Co. Kilkenny. X91A409

For Sale

€350,000

Bedrooms: 12
Reception Rooms: 2
Bathroom's / WC's 3
Size: c. 243.15 sqm. /c. 2,617 sq.ft.



PSRA Licence Number: 004069



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Waterford
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DESCRIPTION

Spacious twelve bedroom, three bathroom detached family home with detached garage situated on a large site in the mature location of Luffany in Slieverue, Co. Kilikenny. The property has excellent potential for a number of different uses such as guest house, Airbnb, Residential Care facility. Accommodations comprises of entrance hall, living room, sitting room, kitchen/diner, sun room, five bedrooms, bathroom and shower room on the ground floor. First floor comprises of 7 bedrooms and bathroom. Viewing this superb property comes highly recommended.

LOCATION

Located just off the N25 in the beautiful rolling countryside in the heart of the southeast, access to all major routes is easily accessible due to the proximity to the Waterford Bypass, which links the main Waterford to Dublin motorway with direct access to all other national routes. 6 Km from Waterford City Centre, a 3 minute drive to Ferrybank with all amenities and within easy reach of the New Ross/Waterford Greenway.

ASKING PRICE €350,000

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



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ACCOMMODATION

Entrance Porch 1.92 x 3.91

Tiled flooring

Entrance Hall 3.32 x 3.91

Carpet flooring

Sitting Room 4.55 x 3.51

Carpet flooring. Open fireplace.

Living Room 4.70 x 3.46

Carpet flooring. Open fireplace with tiled surround.

Kitchen/Diner 8.14 x 3.01

Part linoleum and part carpet flooring. Large open plan. Fitted kitchen with breakfast area. Double doors to sun room.

Sun Room 4.65 x 3.01

Tiled flooring. Sliding doors to rear patio and garden.

Bedroom 1 3.75 x 3.45

Carpet flooring. Fitted wardrobes. WHB.

Bedroom 2 4.03 x 3.44

Carpet flooring. Fitted wardrobes. WHB.

Bedroom 3 3.49 x 3.07

Carpet flooring. Fitted wardrobes. WHB.

Bedroom 4 3.57 x 3.08

Carpet flooring. Fitted wardrobes. WHB.

Bedroom 5 3.48 x 2.92

Carpet flooring. Fitted Wardrobes. WHB.

Bathroom 3.47 x 1.73

Linoleum flooring. WC, WHB, Bath.

Shower Room 2.36 x 1.64

Linoleum flooring. WC., WHB, Shower. Tiled floor to ceiling.

Stairs to First Floor

Bedroom 6 4.32 x 4.50

Carpet flooring.

Bedroom 7 2.67 x 3.06

Carpet flooring.

Bedroom 8 2.84 x 2.45

Carpet flooring.

Bedroom 9 **2.89 x 2.75**

Carpet flooring.

Bedroom 10 **2.80 x 2.67**

Carpet flooring.

Bedroom 11 **4.20 x 2.53**

Carpet flooring.

Bedroom 12 **4.37 x 1.97**

Carpet flooring.

Shower Room **2.66 x 2.31**

Timber flooring. WC, WHB, electric shower with glass door, tiled floor to ceiling.

GARDEN

Front garden in lawn with mature shrubbery with large tarmacadam driveway

Garden to the rear in lawn

FEATURES

Substantial family home on spacious private site

Excellent location with enormous potential

Oil fired central heating

uPVC Double glazed windows

BER

Rating: E1

BER No.: 114817059

EPI: 320.84 kWh/msq/yr



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