



Faithlegg, Co. Waterford. X91 W998.

For Sale

€325,000

Bedrooms: 4
Reception Rooms: 3
Bathroom's / WC's 3
Size: c. 190 sqm. /c. 2,045 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Generously proportioned and beautifully presented four bedroom detached bungalow of c. 190 sqm including internal garage. In excellent family home condition throughout, the property has been extremely well maintained and comes to the market in turn key condition. Accommodation comprises of entrance hall, living room, lounge, dining room, kitchen, utility room, WC, four generous bedrooms including master bedroom with en-suite shower room and walk-in wardrobe, and main bathroom. The property has the benefit of uPVC double glazed windows and doors, as well as uPVC fascia and soffit. The property is heated with an oil fired central heating system and both water and waste water services are mains. The property occupies a generous site of c.0.5 acres with beautifully presented lawned gardens front and rear with a tarmac driveway. Viewing comes highly recommended.

LOCATION

The property is located c. 10 km from Waterford City, adjacent to Faithlegg Church and Faithlegg House Hotel and Golf Club. The property is also located c. 6 km from Passage East and c. 16 km from Dunmore East.

ASKING PRICE €325,000

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

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ACCOMMODATION

Entrance hall **1.87 x 3.96**

Laminate wood flooring. Coving to ceiling.

Living Room **4.56 x 3.96**

Carpet flooring. Open fireplace with mahogany surround and marble insert. Coving to ceiling

Kitchen **3.10 x 3.09**

Tiled flooring. Fitted kitchen with integrated double oven and hob. Coving to ceiling.

Dining Room **3.95 x 3.10**

Carpet flooring. Curtains to windows. Coving to ceiling.

Lounge **4.51 x 3.31**

Laminate wood flooring. Curtains to window. Coving to ceiling. Double doors to large rear garden.

Utility Room **3.75 x 3.40**

Tiled flooring. Plumbed for washing machine and dryer. Coving to ceiling.

W.C. **1.45 x 1.58**

Tiled flooring. WC and WHB.

Garage **6.13 x 3.51**

Bedroom 1 **4.19 x 4.41**

Carpet flooring. Curtains to window. Coving to ceiling. Large walk in wardrobe.

Ensuite **1.81 x 1.84**

Tiled floor and walls to ceiling. WC, WHB with vanity unit. Corner electric shower.

Bedroom 2 **3.76 x 3.30**

Carpet flooring. Fitted wardrobes. Curtains to window. Coving to ceiling.

Bedroom 3 **3.83 x 2.82**

Carpet flooring. Fitted wardrobes. Curtains to window. Coving to ceiling.

Bedroom 4 **4.18 x 2.99**

Carpet flooring. Fitted wardrobes. Curtains to window. Coving to ceiling.

Bathroom **2.52 x 2.58**

Tiled floor and walls to ceiling. WC, WHB with vanity unit. Bath with power shower.

GARDEN

Lawned gardens to the front with a tarmacadam driveway and extensive private gardens to the rear also in lawn with mature landscaped features and a westerly aspect.

FEATURES

Beautifully maintained, in walk-in condition.

Spacious living accommodation.

Garage suitable for conversion.

uPVC double glazed windows, doors, fascia and soffit.

All mains services.

BER

Rating: D2

BER No.: 112410675

EPI: 299.75 kWh/msq/yr

