



## Sunnyridge, Listerlin, Tullogher, Co. Kilkenny. X91F9N4

**For Sale**

**€325,000**

**Bedrooms:** 4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 4  
**Size:** c. 263 sqm. /c. 2831 sq.ft.



PSRA Licence Number: 002015



**THOMAS REID**

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## DESCRIPTION

Sunny Ridge is a beautifully presented 4 bedroom, 4 bathroom, detached dormer style residence of c.263 sqm nestled in a tranquil country setting. This timber framed house was constructed in 2008, on a c.0.75 acre site, is in excellent condition throughout and is accredited with a B2 energy efficiency rating. This family home has been tastefully finished to a very high standard, with emphasis on a clean modern look. Ground floor comprises of large entrance hallway, sitting room, living room, kitchen-dining room, utility room, shower room and bedroom with en-suite. The first floor comprises of 3 spacious bedrooms, 1 en-suite and 1 bathroom. On entering the property has a large pea gravel driveway, newly planted hedging to the front and mature lawns front and rear. To the rear of this family home there is a large patio area ideal for those summer bbq's with unspoilt overland views of the stunning countryside.

## LOCATION

The property is located in an idyllic rural location, yet only 2kms from Listerlin Village which has excellent local amenities as well as a mixed national school and is on the main school bus route to New Ross which has both primary and secondary schools. Situated c.9km to New Ross c.10km from Mullinavat and the M9 Waterford to Dublin Motorway, c.25km to Waterford City.

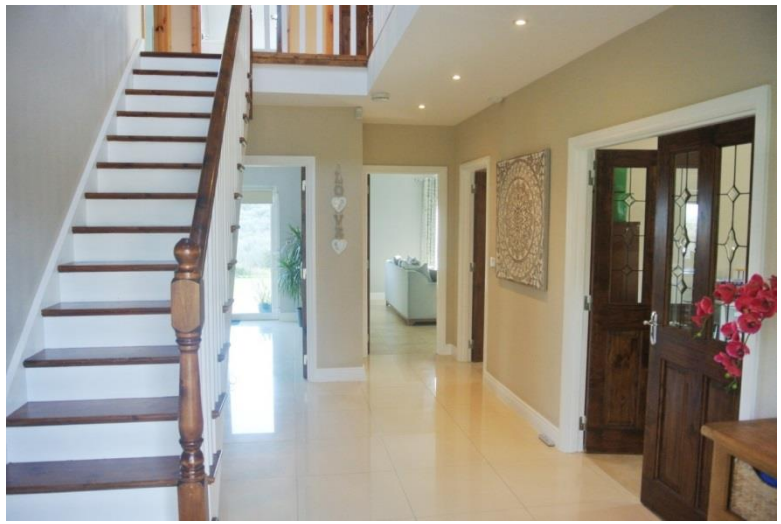
**ASKING PRICE €325,000**

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



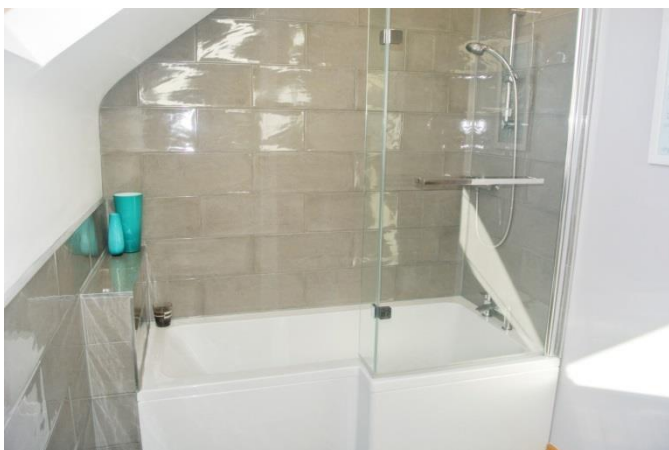
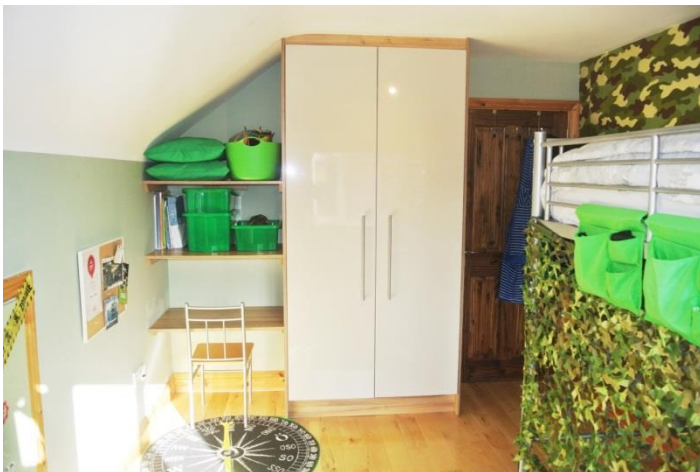
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## ACCOMODATION

### Entrance Hall 4.5 x 5.6

Porcelain tiled flooring. Vaulted ceiling. Recessed lighting.

### Living Room 4.5 x 5.6

Tiled flooring. Nestor Martin solid fuel stove. French double door leading to rear of property. Blinds and Curtains to windows and doors

### Shower Room 4.5 x 2

Tiled flooring. WC. WHB. Shower. Tiled from floor to ceiling of shower area. Blinds to window

### Kitchen/Dining Room 7 x 5.1

Porcelain tiled flooring. Solid wood shaker style kitchen with oak work tops and tiled splash back. Integrated dishwasher. Double French doors lead to rear of property. Recessed lighting. Blinds to window

### Utility Room 4.8 x 2.7

Porcelain tiled flooring. Built in floor to ceiling storage units. Waist level units with oak work tops and tiled splash back. WHB. Plumbed for washing machine. Blinds to windows.

### Sitting Room 4.5 x 5.2

Tiled flooring. Blinds to window.

### Bedroom 4 6.9 x 4.7

Tiled flooring. Recessed lighting. Blinds to window.

### En Suite 1.2 x 3

Tiled flooring. WC. WHB. Power shower. Tiled floor to ceiling in shower area.

### Landing 5.0 x 4

Maple flooring. Velux window. Recessed lighting.

### Master Bedroom 3.9 x 7

Maple flooring. Blinds to window.

### Walk in Wardrobe 4.4 x 4.6

Maple flooring. Velux window.

### En Suite 2 x 3

Tiled flooring. WC. WHB. Shower. Tiled floor to ceiling in shower area. Velux window

### Bedroom 2 4.5 x 5

Maple flooring. Built in wardrobes and desk. Blinds and curtains to window.

### Bedroom 3 4.3 x 4.5

Maple flooring. Built in wardrobes. Blinds and curtains to windows

### Main Bathroom 2.6 x 2.9

Tiled flooring. WC. WHB. Power Shower. Wash hand basin with vanity unit. Tiled to ceiling within bath/shower area. Velux window. Recess lighting.

### Hot Press 1.5 x 1.5

Shelved for storage

## GARDEN

On approach this property has wooden fence entrance with pea gravel driveway, newly planted hedging to the front and lawns to front and rear of the property. Steel tech garden shed.

## FEATURES

Beautifully presented detached dormer of c. 263 sq. m.

High energy rating – B2

Oil fired central heating with under floor heating

PV Solar panels

Security Alarm

School bus route to New Ross

## BER

Rating: B2

BER No.: 103102539

EPI: 114.9 kWh/msq/yr



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