

REA

SPRATT

For Sale By Private Treaty



Affane Lower, Cappoquin

BER D1

REA Spratt offer for sale this charming rustic 3 bedroom cottage enjoying a fabulous location within a short spin of Cappoquin, Dungarvan and easy commuting distance of other surrounding towns. This well maintained home has undergone complete renovation in recent times and offers prospective purchasers a turnkey home. The property nestles on a mature c.0.62 acre sheltered sunny site of lawned gardens. Nearby are the beautiful Glenshelane Woods with fabulous river walks and forest trails. The bright airy accommodation extending to 116 Sq.m consists of Entrance Porch, Kitchen/Diner, 3 Bedrooms, Large Attic Bathroom. REA Spratt highly recommend viewing of this delightful home.



Guide Price: €165,000

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Accommodation

Entrance Porch	3.03m x 1.67m
Livingroom Kitchen/Diner	5.35m x 4.26m
Bedroom 1	4.17m x 3.2m
Bedroom 2	3.08m x 2.68m
Bathroom	2.69m x 2.68m
Attic Landing/Storage	5.54m x 4.32m
Bedroom 3	3.34m x 2.51m

Built in bench seating with storage, shelving, Detailed tiled floor.

Pine flooring, Solid fuel stove, tiled hearth, timber mantle. Floor & Eye Level units, Built in double electric oven, gas hob, extractor, integrated fridge freezer, tiled floor & splashback, washing machine, dryer, door to rear.

Pine flooring, aspect to front.

Built in wardrobe, aspect to rear.

Bath, shower cubicle, power shower, fully tiled, heated towel rail

2 Velux windows, recessed lighting, carpet, Bedroom 3 off

2 Velux windows, exposed beams, feature cutstone wall, attic storage, recessed lighting.



Some Features

- Beautifully presented turnkey home
- Fabulous setting
- Mature site
- Easy commuting distance of all surrounding tow
- OFCH
- Private Water Supply
- Septic Tank

Inclusions:

All Light Fittings, Window furnishings, Floor coverings

Directions

From the offices of REA Spratt proceed towards Cappoquin, at Affance Cross turn left on to the L6066, proceed for 1.5 km and the property is on the left marked with an REA Spratt For Sale sign.

Negotiator:	Donal O'Brien
Viewing:	By prior arrangement only
Guide Price:	€165,000
Size:	116 m ²
BER:	BER: D1
	BER No.103785184
	Energy Performance Indicator: 252.73 kWh/m ² /yr



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