



## Mountview House, Arderra, Mooncoin, Co. Kilkenny. X91 D7X4.

**For Sale**

**€395,000**

**Bedrooms:** 4  
**Reception Rooms:** 3  
**Bathroom's / WC's** 3  
**Size:** c. 219 sq.m. /c. 2,357 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Beautifully presented and expertly decorated detached family home, extending to c. 220 Sqm Mountview House is a traditionally styled four bedroom property with excellent living accommodation and outdoor space. Approached by a cut stone entrance with electric gates, the property has a tarmac driveway surrounding the property, with detached garage and south facing sandstone patio area to the side elevation off the sun room. The house occupies a subtly elevated c. 0.76 acre site with stunning country side views with the Commeragh mountains visible in the background. The property is well positioned with a south-west facing rear garden. A large open entrance hall greets you upon entering the property with a half turn wooden staircase. Two reception rooms are located either side of the hallway, with a light filled sun room just off the sitting room. A large kitchen is located to the rear of the property with adjoining dining room and utility room with WC at opposing sides. Upstairs comprises a spacious landing area with main family bathroom, four double bedrooms, all with walk in wardrobes, and including a spacious master bedroom with en-suite shower room. The property is of modern construction with oil fired central heating, uPVC double glazing throughout and an excellent BER Rating of B3. The property has its own private well water supply and on site waste water treatment plant. Viewing this stunning family home comes highly recommended.

## LOCATION

The property is located just 15km from Waterford City just off the main N24 Waterford to Carrick on Suir (Limerick) Road. The property is also situated just c.5km from Kilmacow Village, and c.18km from Carrick on Suir. The property is also within easy reach of the M9 Waterford to Dublin Motorway via Grannagh c.9km. The property is located in a beautiful country setting with a community of neighbouring properties close by.

**ASKING PRICE €395,000**

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



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## ACCOMMODATION

### Entrance Hall **5.39 x 3.37**

Slate tiled flooring. Feature staircase. Vaulted ceiling. Recess lighting.

### Sitting Room **4.58 x 4.83**

French Oak Parquet flooring. Natural limestone fireplace with black granite hearth and a Stanley wood burning stove. Plantation shutters to windows.

### Sun Room **3.94 x 4.11**

Marbled tiled flooring. Vaulted ceiling with recess lighting and Velux window. Plantation shutter blinds to windows and French doors.

### Living Room **4.36 x 4.42**

French Oak Parquet flooring. Natural limestone fireplace with black granite hearth and a Stanley wood burning stove. Plantation shutters to windows.

### Open plan Kitchen/Dining Room **9.90 x 3.74**

Marbled tiled flooring. Cream fitted kitchen with centre island with breakfast bar. Integrated dishwasher, Belfast sink with Quooker hot tap for instant boiling water. Induction Stanley Supreme Delux Range Cooker with triple oven, pull out grill and induction hob. Stanley extractor fan. Recess lighting. French doors to rear garden. Plantation shutters blinds to window and French doors.

### Utility Room **2.47 x 2.59**

Marbled tiled flooring. Plumbed for washing machine and dryer. Plantation shutter blinds to window. Back door.

### Shower Room **1.51 x 2.64**

Marble tiled flooring. WC. WHB. Corner shower unit. Tiled walls from floor to ceiling. Plantation shutter blinds to window.

### Landing

French oak wood flooring. Recess lighting. Plantation shutter blinds to window.

### Bedroom 1 **4.43 x 3.67**

French oak wood flooring. Plantation shutter blinds to window. Walk in wardrobe.

### En Suite **2.52 x 1.64**

Tiled flooring. WC. Burlington free standing WHB. Corner power shower unit.

### Bedroom 2 **3.74 x 4.28**

French oak wood flooring. Walk in wardrobe. Plantation shutter blinds to window.

### Bedroom 3 **4.43 x 3.53**

French oak wood flooring. Walk in wardrobe. Plantation shutter blinds to window.

### Bedroom 4 **4.43 x 3.36**

French oak wood flooring. Walk in wardrobe. Plantation shutter blinds to window.

### Main Bathroom **2.86 x 2.59**

Tiled flooring. WC. WHB bowl with waterfall chrome taps and vanity unit. Corner shower with rain forest shower head. Free standing bath with waterfall chrome taps. Walls tiled from floor to ceiling.



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## GARDEN

Approached by a cut stone entrance with electric gates, the property has a tarmacadam driveway surrounding the property with a south facing sandstone patio area to the side elevation off the sun room. The house occupies a subtly elevated c. 0.76 acre site with stunning country side views with the Comeragh Mountains visible in the background. The property is well positioned with a south-west facing rear garden in lawn

## FEATURES

Expertly decorated and beautifully presented four bedroom residence

Substantial property extending to c. 220 Sqm / c. 2,368 sq.ft.

Generous 0.76 acre site with lawned gardens and planted trees and shrubbery

South West facing rear garden

Cut stone entrance with electric gates

Tarmacadam driveway

Sandstone patio area

Detached Garage

Magnificent countryside views with the Comeragh mountains in the background.

## BER

Rating: B3

BER No.: 107907792

EPI: 143.48kWh/msq/yr



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