

For Sale

Polerone, Mooncoin, Co. Kilkenny.



Attractive four bedroom dormer residence of c.192 Sqm. set on a well-appointed c.0.54 acre site with beautiful countryside views. Conveniently situated on the outskirts of Mooncoin Village which has a host of local amenities including primary & secondary schools, and located just c.13km from Waterford City, the property is also within easy reach of the main N24 road, and the M9 motorway. Constructed in 2008 the property has been awarded a high energy efficiency rating of B3 due to the use of high grade insulation, solar panel water heating and high quality windows and doors. This beautifully presented family home has been well maintained throughout, and has been completed with superior internal finishes and fixtures. Accommodation consists of entrance hallway, living room, kitchen/dining room, sitting room, utility, cloakroom, downstairs bathroom, downstairs bedroom. First floor accommodation includes three bedrooms, one of which with en-suite shower room, and a family bathroom. The property is surrounded by lawned gardens with patio area at the side of the house with French doors from the kitchen to provide for easy enjoyment for outside dining. A large garden shed to rear of property provides ample storage of garden and leisure equipment. For further information, please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 109922567

Asking Price €340,000

PSRA Registration No. 002015

Accommodation

Entrance Hall

Solid wood flooring.

5.65 x 1.97

Living Room

Solid wood flooring. Nestor martin stove with wooden surround. Blinds to bay window.

3.64 x 4.56

Kitchen/Dining Room

Polished porcelain floor tiles. Walnut shaker style fitted kitchen with integrated fridge freezer, fitted electric double oven, microwave, dishwasher, five ring electric hob and extract unit. Granite worktop surface. Belfast sink. Breakfast bar. French doors leading to patio at side of property. Curtains to window.

3.38 x 6.90

Utility Room

Polished porcelain floor tiles. Plumbed for washing machine.

2.06 x 3.50

Sitting Room

Solid wood flooring. Marble fireplace with open fire. Wall mounted shelving. Curtains to window.

3.42 x 4.78

Downstairs Bathroom

Tiled flooring. WC. WHB. Corner bath with under lighting and mosaic tiling to bath panel. A Triton T90 shower with glazed shower doors. Walls tiled from floor to ceiling.

3.43 x 2.35

Cloakroom

Solid wood flooring. Shelving for storage.

1.36 x 2.83

Downstairs Bedroom 4

Carpet flooring. Curtains to windows.

3.63 x 3.13

Stairs and Landing in Carpet

Bedroom 1

Carpet flooring. Blinds to window.

3.73 x 5.69

En Suite

Tiled flooring. WC. WHB. Pumped electric power shower with glazed shower doors. Velux window.

2.07 x 2.48

Bedroom 2

Carpet flooring. Fitted wardrobes. Blinds to window

3.73 x 5.47

Bedroom 3

Carpet flooring. Blinds to window.

Main Bathroom

Tiled flooring. WC & WHB. Pumped electric power shower unit with glazed shower doors. Velux window

1.89 x 1.95

Garden

Block built front wall entrance with galvanised black wrought iron gates and pear gravel driveway. Lawn area to front and wooden fencing at either side of property giving privacy to raised rear secured wall garden. Patio dining area to gable end of property. Steeltech garden shed to rear of property.

Features

Beautifully Maintained Family Home
Well Appointed Large c.0.54 acre site in lawn
Solar Panel Water Heating
Alarm System
Purified water system
uPVC double glazed windows

Heating:

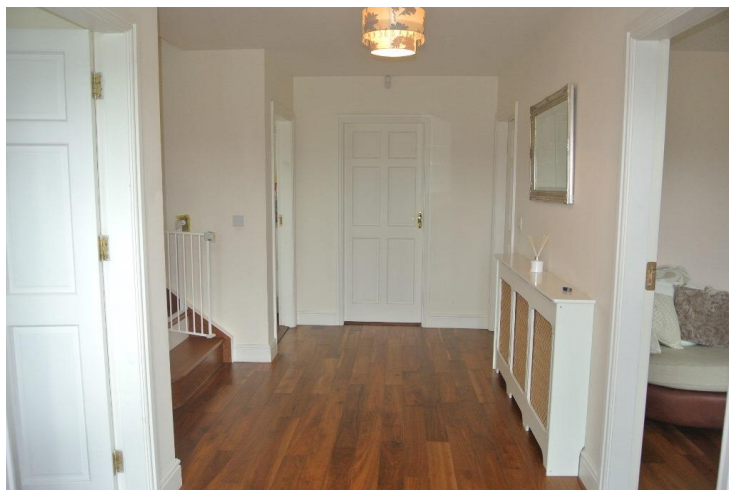
Oil fired central heating. Solar panels for water heating.

BER:

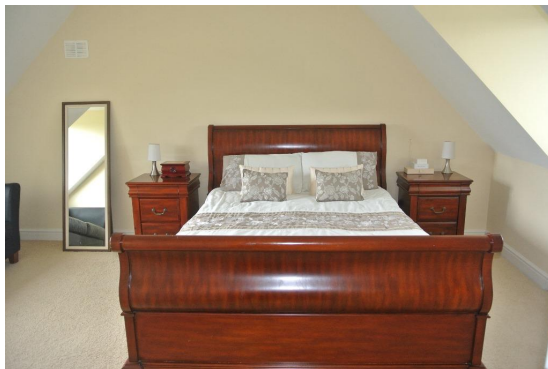
Rating	B3
BER No.	109922567
EPI:	133.37

Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233

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