



No. 13 Willow Wood, Faithlegg, Co. Waterford. X91E5CO.

For Sale

€249,000

Bedrooms: 4
Reception Rooms: 1
Bathroom's / WC's 3
Size: c.127 sqm. /c.1,367 sq.ft.



PSRA Licence Number: 002015



DOUGLAS NEWMAN GOOD
DNG

THOMAS REID

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DESCRIPTION

Newly decorated and refurbished four bedroom detached property located within the grounds of the renowned Faithlegg House Hotel and Country Club. A former holiday home development, Willow Wood is now enjoyed by mix users including owner occupiers, down-sizers, and investors alike. Situated overlooking the golf course, this deceptively large four bedroom property enjoys a large site with mature gardens and is sheltered by woodland surrounding the development. With tennis courts, golf club and club house, leisure centre and country walks at your door step, the property offers endless possibilities for rest and relaxation. Extending to c.127 sq.m., the property consists of entrance hall, living room, kitchen with dining area, utility room, one downstairs bedroom with en-suite shower room, three upstairs bedrooms with master bedroom en-suite and main bathroom. Management Company Charges for 2019 estimated at €1,460. Viewing is strictly by prior appointment. For Viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051852233

LOCATION

Within the private development of Faithlegg Estate, c. 12km from Waterford City Centre on the Cheekpoint Road. The property is also located c. 16km from Dunmore East, and c.17km from Tramore.

ASKING PRICE €249,000

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

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ACCOMODATION

Entrance Hall

Tiled Flooring. Storage Room.

Living Room

4.54 x 5.32

Split level open plan to Kitchen diner. Wooden flooring, coving to ceiling, solid fuel stove, curtains and plantation shutters and blind to windows.

Kitchen/Diner

5.42 x 3.40

Tiled flooring throughout. Newly fitted cream shaker style fitted kitchen and appliances.

Tiled splash-back. Vaulted ceiling with velux window. French doors to patio and rear garden.

Utility Room

1.91 x 2.93

Newly installed fitted units matching kitchen, newly tiled splashback.

Plumbed for washing machine and dryer.

Bedroom 2 (Downstairs)

3.90 x 3.28

Generous double bedroom with carpet flooring and fitted wardrobes.

En-Suite

1.89 x 1.67

WC, Whb, Shower. Tiled flooring and walls

Master Bedroom

5.34 x 3.89

Beautifully decorated and spacious double bedroom. En-suite shower room and balcony to the front. Fitted wardrobes. Carpet flooring.

En-Suite

WC, Whb, Shower. Tiled flooring and walls

Bedroom3

3.40 x 2.83

Single bedroom with fitted wardrobes. Carpet Flooring.

Bedroom 4

3.40 x 2.40

Single bedroom with fitted wardrobes. Carpet Flooring.

Main Bathroom

1.73 x 2.66

WC, Whb, Bath with shower mixer. Tiled flooring and tiled walls.



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GARDEN

Mature gardens in lawn front and rear.

Large rear garden with patio and terrace.

Views over the golf course.

Barna Shed

FEATURES

Spacious four bedroom property in an enviable location

Within the grounds of the renowned Faithlegg House Hotel and Golf Club

A host of leisure amenities on your door step including golf, tennis and country walks.

Stunning country estate woodland setting

BER

Rating: D1

BER No.: 109665794

EPI: 225.51 kWh/msq/yr



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