



## Ballycraddock, Dunhill, Co. Waterford. X91 W3X2.

**For Sale**

**€430,000**

**Bedrooms:** 4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 4  
**Size:** c. 348sqm. /c.3,745 sq.ft.



PSRA Licence Number: 004069



52 High Street  
Waterford  
T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)  
W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

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## DESCRIPTION

Generously proportioned four bedroom detached home with substantial detached double garage with first floor study/office. The property occupies a gently sloping c.1.38 acre site with mature gardens and landscaped features, with stunning panoramic rural views. Located c.5km from the Village of Kilmeaden, just off the Kill Road in Co. Waterford. Extending to c. 3,748 sq. ft. this spacious well-proportioned home offers generous living accommodation with a large entrance hall and foyer, two large reception rooms, an extensive kitchen / dining / living area with separate utility room and pantry, four large double bedrooms three of which are en-suite and a large main bathroom. The property has been constructed to a very high standard with feature quality finishes throughout. The property is heated by an oil fired central heating system, and all windows are uPVC double glazed.

## LOCATION

The property is located in a beautiful rural setting just off the Kill Road, c. 5km from Kilmeaden Village and c. 13 km from Waterford City. The property is also c. 4km from Dunhill Village.

**ASKING PRICE €430,000**

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

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## ACCOMODATION

### Entrance Hall

Vinyl wood effect flooring. Coving to ceiling.

### Living Room **6.74 x 4.07**

Parquet flooring. Mable fireplace. Roman blinds to windows. Coving to ceiling.

### Sitting Room **5.21 x 6.49**

Parquet flooring. Marble fire place with open fire. Roman blinds and pelmets to windows. Coving to ceiling.

### WC

Tiled flooring. WC. WHB.

### Cloak Room

Tiled flooring.

### Kitchen **9.85 x 5.81**

Vinyl flooring. Walnut Shaker style fitted kitchen. Range cooker with stainless steel extract unit. Stainless steel sink unit. Recessed spot lighting. Coving to ceiling. French doors to rear garden.

### Utility Room **2.43 x 4.03**

Vinyl floor. Walnut fitted units. Plumbed for washing machine and dryer.

### Pantry **2.43 x 3.00**

### Stairs and Landing

Oak handrail and balusters to stairs and Landing in carpet. Open plan landing with carpet flooring  
Large half landing with French doors, balcony over hallway.

### Bedroom 1 **6.52 x 6.77**

Oak wooden flooring. Blinds to window. Dressing area with fitted wardrobes.

### En Suite **3.59 x 1.92**

Oak wooden flooring. W.C., W.H.B., Bath with shower mixer and electric shower. Glass shower screen.  
Chrome heated towel rail.

### Bedroom 2 **6.74 x 4.22**

Carpet flooring. Oak fireplace with open fire. Roller blinds.

### Hot Press

### Bedroom 3 **4.09 x 4.35**

Semi solid oak flooring. Fitted wardrobes

### En Suite

Tiled flooring. WC. WHB. Electric Shower with glass shower screen. Walls tiled around shower.

### Bedroom 4 **4.25 x 3.95**

Semi solid oak flooring. Fitted wardrobes

### En Suite

Tiled flooring. WC. WHB. Electric Shower with glass shower screen. Walls tiled around shower.

### Walk in wardrobe

Fitted shelving units.

### Main Bathroom

Oak flooring. WC. WHB. Bath and Shower. Tiled walls. Chrome heated towel rail.

## GARDEN

Substantial site of c.1.38 acres in lawns with mature shrubbery.

Gardens in lawn front and rear

Tiered garden level features

Gated entrance

## FEATURES

Substantial property of c. 3,745 sq.ft. with detached double garage with first floor office / study.

Generous site of c.1.38 acres with gently sloping easterly aspect

Stunning countryside views

uPVC wood grain double glazing and uPVC soffits and fascia

Granite window sills

High specification internal fit-out

## BER

Rating: B3

BER No.: 106134331

EPI: 140.93 kWh/m<sup>2</sup>/yr

The logo for dng.ie, featuring the text "dng.ie" in white lowercase letters inside a red circle.

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