GRIFFIN
AUCTIONEERS

The Fairways
Faithlegg
Waterford

€785,000

PRSA Licence No.
001644-001882

Property Description

A wonderfully positioned 5 bedroomed detached executive residence resting on a large private corner site on the fabulous Faithlegg House Hotel grounds overlooking the River Suir and Comeragh Mountains. A short walk out the front will bring you to a fantastic 18-hole championship golf course, with the terrific Faithlegg House hotel, restaurant, bar, and leisure facilities all on the doorstep. Waterford City, Dunmore East and Tramore can all be accessed within 15 mins by car. Viewings are highly recommended for this fantastic property.

Accommodation includes: Entrance hall, lounge, kitchen/dining room, guest wc x 2, utility, office/study, lounge room, dining room, 5 bedrooms (two x en suite), and bathroom.

These particulars are for guidance only and do not form any part of any contract. Intending purchasers and lessees should satisfy themselves as to their correctness.

Ground Floor:

Entrance Hall: 3.61m x 4.29m (11' 10" x 14' 1") Tiled flooring, alarm pad, double doors leading to both lounge room and kitchen/dining area.

Lounge: 5.83m x 5.06m (19' 2" x 16' 7") Large lounge room, double doors leading to dining room, stove, recessed lighting and coving.

Guest wc: 1m x 1.56m (3' 3" x 5' 1") Tiled flooring, wc and wash hand basin.

Kitchen/Dining room: 8.37m x 4.74m (27' 6" x 15' 7") Fitted kitchen with centre island & granite counter tops, recessed lighting, Stanley range, double doors leading to lounge, hallway, dining room and rear patio.

Dining room: 4.37m x 5.09m (14' 4" x 16' 8") Timber flooring, double door to front lounge, kitchen/dining room and rear patio, fireplace.

Utility: 2.86m x 3.45m (9' 5" x 11' 4") Tiled flooring, fitted wall & counter units, wash hand basin, plumbed for appliances and door leading to rear garden.

Guest wc: Tiled, wc and wash hand basin.

Office/Study: 3.28m x 4.96m (10' 9" x 16' 3") Timber flooring, built in TV cabinet and book shelves.

Living room: 6.47m x 4.66m (21' 3" x 15' 3") Timber flooring, Stanley cast iron stove, bay window, double doors leading to kitchen/dining room & hallway and TV point.

First Floor:

Landing: 3.58m x 3.88m (11' 9" x 12' 9") Carpet flooring, recessed lighting and hot press.

Bedroom 1: 6.37m x 3.78m (20' 11" x 12' 5") Laminate timber flooring, TV & phone points, bay window with beautiful views overlooking the golf club onwards to the river.
Walk in Wardrobe:
Laminate flooring and fitted wardrobe.

En suite: Tiled throughout, wc, wash hand basin and Mira elite QT electric shower.

Bedroom 2: 3.29m x 5.12m (10' 10" x 16' 10") Laminate timber flooring, TV & phone points, beautiful views of the river Suir and the Comeragh mountains.

Bedroom 3: 2.89m x 2.90m (9' 6" x 9' 6") Laminate timber flooring and built in wardrobes.

Bedroom 4: 2.76m x 3.17m (9' 1" x 10' 5") Carpet flooring and built in wardrobe.

Bedroom 5: 3.99m x 4.13m (13' 1" x 13' 7") Laminate timber flooring and built in wardrobe.

En suite: 1.16m x 2.26m (3' 10" x 7' 5") Tiled throughout, wc, wash hand basin and shower unit.

Bathroom: 2.16m x 3.12m (7' 1" x 10' 3") Tiled throughout, wc, wash hand basin, bath and towel rail.

Outside and Services:

Features: The property was built in 2001 with a living area of c. 2.800 sq.f.t.
There is a detached garage which is 350 sq.ft in size on the ground floor and it also has a fully floored loft.
Teak double glazed windows.
Cobble block driveway.
Oil-fired central heating.
Off-street parking for several cars.
Situated on a large private corner site overlooking the River Suir and the Comeragh Mountains.
A short walk out the front leads to the spectacular 18-hole championship golf course.
Faithlegg House Hotel with bar, restaurant, and leisure facilities all on your doorstep.
Within 15 min of Waterford city, Dunmore East and Tramore.
Ground maintenance fees per annum of c.€650.

Directions

X91 E971

BER Details

BER C1113578280 169.8 kWh/m²/yr.

Stamp Duty

Stamp duty @ 1%.