



Property Description

36 Castlewoods, Ballinamona, Co. Waterford: A Home of Distinction

Nestled in the serene landscape of Ballinamona, Co. Waterford, this remarkable 5/6 bedroom family home presents an idyllic living experience. Boasting a generous floor area of approximately 3700 sq.ft, this residence combines space, style, and functionality in equal measure.

Built with care and attention to detail in 2005/06, BER B2, this house radiates elegance and comfort from the moment you step inside. The kitchen diner, the heart of the home, is a testament to tasteful design. Bespoke cabinetry, exquisite granite worktops, and the opulence of travertine marble flooring create a culinary haven. Equipped with modern conveniences like an integrated Fischer and Paykel American fridge/freezer, Siemens dishwasher, and a versatile range cooker with a gas hob and electric oven, this kitchen will delight any chef.

Practicality abounds with the inclusion of a large utility room and ample storage throughout the house



Ground Floor:

Entrance Hall: 3.97m x 8.97m (13' 0" x 29' 5") Step into luxury in this inviting entrance hall. Beautiful Travertine marble floor tiles set the stage, complemented by a striking mahogany staircase. The high ceiling with intricate coving adds a sense of space. Below the staircase, find a handy cloakroom. An alarm pad ensures security. Welcome home to elegance and style.

Guest wc: Marble floor tiles, wc and wash hand basin.

Study: 4.98m x 1.93m (16' 4" x 6' 4") This room boasts reclaimed Canadian maple timber flooring, creating a warm and inviting atmosphere. A solid fuel open fire adds cosiness, while the coved ceiling lends an elegant touch. Enjoy the flexibility of this versatile space.

Lounge: 5.67m x 4.96m (18' 7" x 16' 3") This generous family lounge features reclaimed Canadian Maple timber flooring, a solid fuel open fire for added comfort, and a TV point for entertainment. High ceilings measuring 2.96m with elegant coving add a sense of grandeur. An open-plan layout to the hallway enhances the flow and spaciousness of this inviting space.

Bedroom 1/Home Gym: 3.18m x 2.97m (10' 5" x 9' 9") Versatile guest bedroom currently utilised as a home gym, carpet flooring, and TV point.

En suite: 1.88m x 1.94m (6' 2" x 6' 4") Tiled flooring, wash hand basin and shower unit.

Kitchen/Dining room: 8.96m x 4.97m (29' 5" x 16' 4") This expansive open-plan kitchen, dining, and living area is a true delight. Bathed in natural light from its south-facing orientation, it features double doors that lead to a welcoming patio area. The kitchen boasts bespoke cabinetry, and granite countertops, including a generously sized central island. Modern conveniences such as an integrated Fischer and Paykel American fridge/freezer, Siemens dishwasher, and a versatile range cooker with gas hob and electric oven make this space a culinary haven. Recessed ceiling lighting adds to the bright ambiance, and a secondary patio at the rear of the house provides additional outdoor enjoyment. The opulence of travertine marble flooring adds a touch of luxury to this beautiful living space.

Utility: 2.47m x 4.98m (8' 1" x 16' 4") Tiled flooring, plumbed for appliances, fitted wall & counter units, wash hand basin, access to the rear and recessed ceiling lights.

First Floor:

Landing/Study area: 3.97m x 8.97m (13' 0" x 29' 5") This open-plan landing and study area is versatile and perfectly suited for today's work-from-home needs. It offers a tranquil space for productivity and creativity, complemented by recessed lighting that ensures a bright and focused atmosphere. A spiral staircase leads to the attic room, enhancing the functionality of this space. Decorative coving adds an elegant finishing touch to this multi-purpose area.

Master Bedroom 2: 4.96m x 5.91m (16' 3" x 19' 5") The master bedroom is a spacious and elegant retreat within this home. It boasts reclaimed Canadian maple timber flooring, adding warmth and character to the space. The room is equipped with a TV point for your entertainment needs. Decorative ceiling coving provides a touch of sophistication, enhancing the overall ambiance of this inviting bedroom.

En suite: 3.13m x 3.14m (10' 3" x 10' 4") Fully tiled, shower unit, wc, 2 x wash hand basin and recessed lighting.

Walk in Wardrobe 3.34m x 1.02m (10' 11" x 3' 4")

Bedroom 3: 4.97m x 3.01m (16' 4" x 9' 11") Carpet flooring and fitted wardrobes.

Bedroom 4: 3.45m x 3.85m (11' 4" x 12' 8") Carpet flooring and decorative coving.

Bathroom: 2.19m x 3.82m (7' 2" x 12' 6") Timber flooring, bath with shower, wc and wash hand basin.

Bedroom 5: 3.56m x 3.85m (11' 8" x 12' 8") Carpet flooring and fitted wardrobe.

Bedroom 6: 4.97m x 3.05m (16' 4" x 10' 0") Carpet flooring and fitted wardrobe.

En suite Shower unit, wc, whb.

Attic room: 4.89m x 10.21m (16' 1" x 33' 6")

Detached Garage: 4.20m x 6.20m (13' 9" x 20' 4") Excellent for storage.

Outside and Services:

Features: Castlewoods offers a prime location with excellent connectivity. It's conveniently located less than a 6-minute drive from the R710 outer ring road, providing quick access to Waterford city center (approximately 6.7km away) and the University Hospital Waterford (approximately 6km away). The seaside town of Tramore is just 7km away, offering a beautiful coastal escape, while Dunmore East and Woodstown Beach, known for their stunning scenery, are less than 14km away.

For golf enthusiasts, Castlewoods is within driving distance of prestigious golf clubs, including Waterford Castle and Faithlegg, ensuring plenty of opportunities to enjoy your favorite sport.

This impressive home is designed for modern living, with a range of features that enhance comfort and convenience. It boasts a large cobble block patio area, perfect for outdoor entertaining and enjoying sunny days. The south-facing patio area provides an ideal spot to soak up the sun and relax.

The property is fitted with uPVC double-glazed windows, ensuring energy efficiency and insulation. Gas central heating keeps the home cosy and warm, while the attic is insulated to further improve energy efficiency.

Additional advantages of this property include a detached garage, providing ample storage or workspace, and an impressive BER rating of B2, indicating excellent energy performance. This home is not only beautiful but also designed with practicality and sustainability in mind, offering a superb living experience.

Directions

X91 TYR7

BER Details

BER B2 116854621 120.32 kWh/m²/yr.

Stamp Duty

Stamp duty @ 1%.

