





## Property Description

This stunning 4-bedroom detached property, located within the tranquil countryside surroundings of stone walls and beautiful landscaped gardens, offers a picturesque retreat on a generous 0.75-acre site. Built in 2003, this home is meticulously maintained and boasts a bright and spacious interior adorned with timber flooring and tasteful decor in neutral tones, creating an inviting atmosphere bathed in natural light throughout.

The property boasts gas-fired central heating and uPVC double glazed windows. Additionally, a separate detached garage provides convenient storage space.

Adding to its allure, the property features an old cottage/outhouse with three rooms on the site, offering excellent potential for conversion to suit various needs.

Situated in the renowned Copper Coast area, approximately 2.5km from the coast and just minutes away from the pretty coastal village of Bonmahon, residents will enjoy easy access to the stunning



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: 2.10m x 5.32m (6' 11" x 17' 5") 2.11m x 5.51m (6' 11" x 18' 1") The inviting bright entrance hall leads onto the accommodation and is floored with tiled flooring with convenient under stairs storage.
Bedroom 1: 4.43m x 3.00m (14' 6" x 9' 10") Semi solid timber floor, TV point. Featuring two windows that welcome in an abundance of lovely natural light.
Living Room: 4.24m x 4.24m (13' 11" x 13' 11") Located to the right of the entrance hall is this bright and spacious living room centered around a feature fireplace complete with semi solid timber flooring.
Bedroom 2: 4.21m x 3.01m (13' 10" x 9' 11") Featuring semi solid timber flooring.
En suite: 1.69m x 1.02m (5' 7" x 3' 4") With tiled flooring, shower unit, WC and wash hand basin.
Kitchen/Dining Room: 2.91m x 5.15m (9' 7" x 16' 11") Semi solid timber flooring with a contemporary fitted kitchen equipped with an integrated oven and hob.
Utility Room: 1.75m x 2.40m (5' 9" x 7' 10") Plumbed for appliances with tiled flooring and PVC door leading to the rear.
Sunroom: 2.39m x 3.64m (7' 10" x 11' 11") With two floor to ceiling large windows overlooking the garden, with semi solid timber flooring and access door to the rear.
Detached Garage: 3.71m x 6.25m (12' 2" x 20' 6")

First Floor:

Landing: 2.26m x 2.10m (7' 5" x 6' 11") With timber flooring, hot press with storage and Stira stairs to the attic.
Bedroom 3: 5.11m x 4.87m (16' 9" x 16' 0") Spacious bedroom with timber flooring, featuring two windows that flood the room with natural light, creating a bright and airy atmosphere.
Walk in wardrobe: 1.52m x 2.18m (5' 0" x 7' 2") With convenient storage.
Bedroom 4: 3.10m x 4.32m (10' 2" x 14' 2") Double bedroom with timber flooring.
Bathroom: 2.98m x 2.43m (9' 9" x 8' 0") With timber flooring, bath, WC and shower unit.

Old Cottage:

Room 1: 3.79m x 3.08m (12' 5" x 10' 1")
Room 2: 4.13m x 4.70m (13' 7" x 15' 5")
Room 3: 4.00m x 3.10m (13' 1" x 10' 2")

Outside and Services:

Features: Stunning 4 bed detached home situated on c. 0.75 acre site.
Presented in turn-key condition throughout.
An old cottage with 3 rooms is also on site with excellent potential.
Separate detached garage.
Landscaped gardens.
Upvc double glazed windows.
Gas fired central heating.
Private well.
Bio cycle/Septic Tank
Walls pumped.
Nearby to Bonmahon village and beach with access to the Waterford Greenway and the Copper Coast UNESCO Global Geopark are also nearby.
20 minute drive from the bustling towns of Tramore and Dungarvan.

Directions

X42 V594
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BER Details

BER C1
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Stamp Duty

Stamp duty @ 1%.
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