



FOR SALE
Riverwood, Carrigane,
Ballyduff Upper, Co Waterford P51 Y5R5



Paul O'Driscoll is delighted to offer to the market this truly exceptional family home in turnkey condition in an idyllic setting in the Blackwater Valley. The current owners have taken great care to maintain and enhance this lovely home.

Riverwood is a beautifully appointed 4 bedroomed, 6-bath detached residence sitting proudly on an elevated sunny south facing site of approx. one acre with panoramic views of the Blackwater River and Valley with meticulously landscaped, mature gardens.

This residence offers an unparalleled blend of comfort, style and natural beauty. The property extends to 250 sq. m / C.2700 square feet of accommodation over two floors with a detached garage to the rear and has all the necessary attributes that any family could possibly want. Designed for privacy and luxury, this property features a private gated entrance, sweeping chipped driveway to a level plateau around the residence.

Built in 2007, this residence has elegance and is warm, bright and spacious throughout its design. As you step through the front door you are met with a large spacious hallway with recessed staircase and guest bathroom, door leading through to the main living room with large bay window overlooking the front garden and down into the valley.

At the heart of this home is a spacious open plan kitchen, living, dining area with patio doors leading to gardens front and rear. Utility off kitchen area with WC. Ground floor also features guest bedroom with ensuite. Upstairs is the bathroom and three bedrooms, the larger of these is the master bedroom, which is spacious and offers a comfortable, private retreat.

Accommodation

Entrance Hall

22ft 2 by 11ft 9

Glass panel entrance door with side glass panel with lead effect design inlay on the glass. Large spacious hallway with recessed staircase, wall and picture lights. Hoover point. Carpeted. Cornicing. 2 Radiators.

Guest bathroom

5ft 10 x 5ft 9

Carpet. Toilet and Wash hand basin. Radiator. Spotlights.

Living Room

15ft 1 x 14ft 8

Carpet. Cornicing. Recessed lighting and wall light. Featured marble fireplace with cast iron insert and marble hearth. Large bay window overlooking front garden and Blackwater valley. 3 Radiators. Hoover point.

Open plan Kitchen-Dining-Living room

29ft 5 x 14ft 11

This is a bright spacious free flowing space with Amtico timber effect flooring, brick featured fireplace with raised hearth and self-standing multi fuel stove flanked on either side by two featured windows. Two double doors leading out to the front garden and double door leading to the rear patio area.

Fully fitted country style modern kitchen with induction hob, built in oven and integrated dishwasher. Granite top central island with integrated fridge, 2 sockets and warming drawer. Tiled floored and splashback. 3 windows and 2 Velux window. Recessed lighting throughout. 3 radiators. Wall light.



Utility Room**11ft 7 x 8ft 9**

Tiled flooring and splashback. Built in storage units. Plumbed for washing machine and wired for tumble dryer. Spotlights. Window. Velux. Hoover point. Radiator. Door to WC and rear yard.

W. C.**8ft 9 x 4ft 6**

Tiled walls and floors. Toilet and wash hand basin. Window. Radiator. Spotlights.

Bedroom 4-Guest bedroom**14ft 8 x 11ft 1**

Carpet. Window. Recessed Lighting. Radiator. Fitted wardrobes.

En-Suite**8ft 8 x 5ft 10**

Fully tiled walls and floor. Wash hand basin. Toilet. Radiator. Window. Large walk-in shower unit with pump shower. Recessed lighting. LED mirror.

First floor landing**16ft 4 x 5ft 3**

Mahoney rail on staircase. Stairs and landing carpeted. Featured window. Airing cupboard with immersion tank and fitted laundry chute. Radiator. Recessed lighting. 2 hoover points. Wall light.

Main Bedroom**12ft 1 x 16ft 4**

Carpet. 2 radiators. 3 windows. Recessed lighting. Wall lighting. Stira stairs to attic.

Dressing room**7ft x 5ft**

Carpet. Fully shelved. Radiator.

En-Suite**7ft 4 x 5ft 6**

Fully tiled walls and floor. Toilet and wash hand basin. Radiator. 1 window and 1 Velux window. Large walk-in shower unit with pump shower. Recessed lighting. LED mirror.

Bedroom 2**14ft 8 x 13ft**

Carpet. Window. Radiator. Recessed lighting. Built in wardrobe.

En-Suite**9ft 10 x 3ft 3**

Fully tiled walls and floor. Toilet and wash hand basin. Radiator. 1 window. Large walk-in shower unit with pump shower. Recessed lighting. LED mirror.

Bedroom 3**15ft x 10ft 3**

Carpet. Window. Radiator. Recessed lighting. Built in wardrobe.

Main Bathroom**9ft 5 x 9ft 10**

Fully tiled walls and floor. Bath with mixer taps, toilet, wash hand basin. Walk in shower unit with electric show. Window. Velux window. Large radiator. Recessed lighting. LED mirror.

Detached garage**14ft 4 x 18ft 10**

Block wall construction with apex slate roof and concrete floor. Electric roller shutter door to the front and side door. Oil boiler and Hoover system. Plumbed for tumble dryer.

Garage attic space fully floored with one Velux. This garage has a great opportunity to be converted for many uses i.e. home office, gym, or self-contained apartment.

OUTSIDE

- Electric point x 2 at side of house.
- Security lighting and sensor lighting at garage and around house.
- Large patio area.



LOCATION

The property is location just off the R666 (Fermoy Ballyduff Road), only a 5 min drive from the picturesque village of Ballyduff, only 15 mins drive from the Heritage town of Lismore in West Waterford. Proximately to the M8 Motorway via Kilworth village is only a 20 min drive. The Town of Fermoy is only a 15 min drive along the R666 route. Cork City and the Jack Lynch tunnel are only a 40 min drive from the property.

Secondary schools are located in Fermoy town and Lismore town which are only 15 mins drive away. The bus service to these schools is on the doorstep of the property including the Ballyduff primary school.

Ballyduff village is located on the River Blackwater with amenities such as Community Hall, church, craft shop with café, Pubs, fishing tackle shop and primary school. West Waterford Drama Festival is held annually in St. Michael's Hall. The Booley House Trad show is held every summer in the village.

Riverwood has at its doorstep an abundance of sporting and leisure facilities such as a variety of hunting, fishing, gun and walking clubs, and GAA to name but a few.

The Munster Blackwater is Irelands third largest river, rising in the mountains of east Kerry it flows eastwards for 170 km through Counties Cork and Waterford until it enters the sea at the town of Youghal in east Cork. It is renowned for its trout and salmon fishing.

SPECIAL FEATURES & SERVICES

- Modern well designed south facing family home in a turnkey condition.
- Oil fired central heating.
- Double glazed windows and doors throughout.
- Central vacuum system throughout and laundry chute.
- Water by way of a bored well and Bio cycle system.
- Wired for alarm.
- BER B2
- Fibre Optic Broadband.
- Solar panels for heating water
- Moulded skirting and architraves, 9-foot ceilings throughout, 6 panel regency doors.
- Elevated site with natural native woodland abutting the rear garden giving excellent privacy to the property.



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