



GRIFFIN
AUCTIONEERS



Ballinasla
Bonmahon
Waterford

€395,000

PRSA Licence No.
001644-001882

Property Description

This spacious five-bedroom detached bungalow presents a rare opportunity to enjoy coastal living in one of Ireland's most picturesque locations. Boasting coastal and mountain views and set just minutes from the beach and village of Bonmahon, the property offers huge potential as a family home or holiday retreat.

Set on generous grounds with mature gardens to the front and rear, the home also benefits from ample off-road parking and a peaceful countryside backdrop. Inside, while the property has been well maintained over the years, it is now in need of modernisation throughout—offering the perfect blank canvas for those looking to put their own stamp on a home by the sea.

The accommodation includes an entrance hall, a bright living room with coastal sea views, a separate lounge, a kitchen, main bathroom, five bedrooms, and an additional shower room. The layout is flexible and family-friendly, ideal for both everyday living and entertaining. Features include oil-fired central heating and double-glazed windows.

Located just minutes from Bonmahon village and its beautiful sandy beach, popular with surfers, kayakers, and walkers, the property is perfectly placed for outdoor lovers. It is also situated just minutes from the Copper Coast UNESCO Global Geopark, renowned for its stunning geological heritage and breathtaking coastal scenery. Bonmahon is a vibrant coastal community with local amenities including shops, a pub, restaurant, playground, and sports grounds—all within easy reach. For those who enjoy nature and adventure, the 46km Waterford Greenway is nearby, offering scenic walking and cycling trails. The seaside towns of Tramore and Dungarvan are around 15 - 20 minutes away, while Waterford City is easily accessible via the N25.

Whether you're seeking a relaxed coastal lifestyle or a base for adventure, this property combines



Ground Floor:

Entrance Hall: 2.30m x 1.52m (7' 7" x 5' 0") / 1.23 x 4.91 (4' 0" x 16'1") The entrance porch opens into a spacious hallway with carpet flooring offering a welcoming flow into the rest of the home.

Living Room: 3.58m x 4.64m (11' 9" x 15' 3") Bright and generously sized living room features two large windows that flood the space with natural light and offer coastal sea views. A decorative fireplace and built-in shelving add charm to the room.

Lounge/Dining Room: 3.58m x 6.67m (11' 9" x 21' 11") Generously proportioned with carpet flooring, featuring a charming fireplace with decorative surround as a focal point. A large picture window floods the space with natural light and offers lovely coastal views, creating a bright and inviting atmosphere.

Kitchen: 3.64m x 5.04m (11' 11" x 16' 6") Spacious fitted kitchen featuring tiled flooring and ample countertop space with classic wooden cabinetry providing a warm, traditional feel. Includes access door leading to the rear garden.

Bathroom: 1.84m x 3.56m (6' 0" x 11' 8") Fully tiled featuring a bath, WC and wash hand basin vanity unit.

Bedroom 1: 2.63m x 2.73m (8' 8" x 8' 11") Carpet flooring and built in wardrobe.

Bedroom 2: 3.98m x 2.92m (13' 1" x 9' 7") Carpet flooring and built in wardrobe.

Hall: 0.85m x 3.97m (2' 9" x 13' 0") Carpet flooring.

Bedroom 3: 3.40m x 3.91m (11' 2" x 12' 10") Carpet flooring, built in wardrobes and wash hand basin.

Bedroom 4: 2.52m x 3.88m (8' 3" x 12' 9") Carpet flooring, built in wardrobes and wash hand basin.

Shower Room: 1.32m x 2.86m (4' 4" x 9' 5") Fully tiled featuring a walk-in shower, wash hand basin, WC and heated towel rail.

Bedroom 5: 2.59m x 3.85m (8' 6" x 12' 8") Carpet flooring, built in wardrobes and wash hand basin.

Outside and Services:

Features: Excellent 5 bed detached bungalow with lovely coastal and mountain views.

Double glazed windows.

Oil fired central heating.

Mains water.

Septic tank.

Lovely spacious gardens to front and rear with a garden shed.

Nearby to Bonmahon beach and village 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 WV65

BER Details

BER E2 118380070

Stamp Duty

Stamp duty @1%

