

Stradbally, Co. Waterford X42 HD50

**Period Residence on c. 3.4 acres.
Former Parochial House.**

Located on the outskirts of the award winning Co. Waterford coastal village of Stradbally, this period property on it's own private grounds will appeal to the discerning customer seeking a residence with character on the South East Coast.

In need of some renovation, this property situated in the village of Stradbally is within walking distance of all the amenities of the village, within easy reach of Stradbally Cove and Ballyvooney Cove and the acclaimed Waterford Greenway for cycling and walking.

The amenities of Stradbally itself include – 2 primary schools, 2 Churches and numerous sporting facilities.

Properties of this nature are rare and this Sale is an opportunity to create a spacious residence of character with ample space for equestrian or other leisure pursuits.



Guide Price: €485,000.00



Viewing Strictly by Appointment with the Auctioneers.

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Accommodation

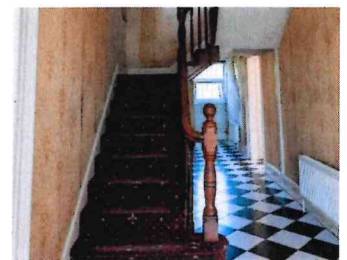
Entrance Porch 2.78m x 2.41m

Tiled.

Feature arch door to main hall.

Entrance Hall 10.35m x 2.41m to inner hall
(1.43m to rear)

Tiled floor. Stairs to first floor.



Drawing Room 4.49m x 5.47m

Carpet. Rad. Dual aspect. Fireplace with marble surround. Curtains. Centre light fitting.



Living Room 4.49m x 5.47m

TV Point. Fireplace surround. Wood burning stove. Rad. Centre light fitting. Carpet.

Breakfast room 4.49m x 5.16m

Dual aspect windows. Rad. Carpet.



Kitchen 4.49m x 5.42m

Fitted kitchen units. Tiled floor. Plumbed for washing machine and dryer. Extractor.
Dual aspect windows with blinds. Rad. Under stairs storage.
Centre light fitting.
Door to porch and rear of property.



Back Porch 1.62m x 1.18m

Upstairs

Landing 2.40m x 7.63m
Carpet. Pitch pine stairs. Front facing window with views over front garden and paddocks.

Master Bedroom 5.60m x 4.55m
Front facing. Carpet. Rad.

Walk in Wardrobe with fitted robes 3.08m x 2.39m
Rad. Carpet.

Shower Room with WHB 2.03m x 1.58m

WC 2.03m x 0.91m



Bed 2 (front) 5.65m x 4.43m
Dual aspect. Carpet. Rad.



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Bed 3 (rear) 5.65m x 4.56m
Dual aspect. Carpet. Rad. Built in robe.

Main bathroom 4.01m x 1.86m
Bath, whb, wc.
Tiled floors. Partially tiled walls.
Airing cupboard.

Small study 2.4m x 1.99m.
Carpet. Rad. Rear facing.

Outside.

- Tarmac driveway
- Paddocks to front
- Private garden
- Out-buildings.



Services

- Mains water
- Septic tank drainage.
- Oil fired heating.



A unique village of mediaeval charm, **Stradbally** nestles between the beautiful *Comeragh mountains* and the rolling Atlantic ocean, which add greatly to the majestic background of this quaint Waterford village. **Stradbally** has won many awards over the years, including **Silver Medal status** in the *National Tidy Towns* competition and a **Gold Medal** in the *Entente Florale* competition.

A short stroll from both national schools, sports facilities, The Barron community hall and all other amenities of the village.



This Sale is an opportunity to enjoy tranquil rural living in this most sought after area. Ideally located on the *Copper Coast Drive*, this area is a haven for the nature enthusiast.

Stradbally Cove with its sheltered sandy beach and cliff walk is within an easy 10 minutes stroll. The *Waterford Greenway* is just minutes from the property. Bonmahon and the blue flag beach at Clonea are just a short drive.



Stradbally is located less than 10 minutes from the busy market town of Dungarvan which is well serviced with primary and secondary schools, churches and many restaurants. There are numerous high street stores in the town centre and in Dungarvan Shopping Centre.

Three championship Golf Courses at Dungarvan, Gold Coast and West Waterford are close-by. Activities available locally include GAA, Soccer, Tennis, Badminton etc. with Leisure Centres at The Park, Clonea Strand and Gold Coast Hotels.



