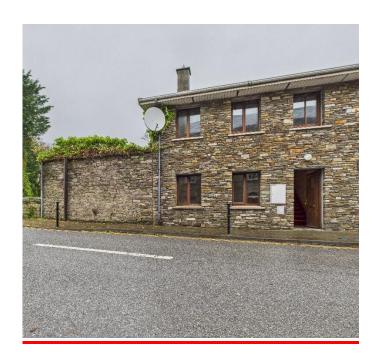


FOR SALE

No. 1 The Bridge, West Street, Tallow, Co Waterford P51 YH6P



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to bring to the market this end of terrace 3-bedroom 3-bath two storey residence with large walled in rear garden. Pedestrian access to the rear.

This property presents an excellent opportunity for individuals looking to acquire a home in a turnkey condition.

Only walking distance of all amenities of Tallow village, shops, schools etc. Only 8 min drive from Lismore town, and 20 mins drive from Fermoy Town.



ACCOMMODATION

Entrance hall:	18ft 6 x 6ft 4
Entrance hall: Teak front door with glass panel and letter b Radiator.	oox. Laminate timber flooring.
Living room: Laminate timber flooring. Radiator. Feature timber surround. 2 windows with blinds.	12ft 7 x 12ft 1 d fireplace with granite hearth and
Kitchen-dining room: Tiled flooring. Fully fitted kitchen with wall electric hob and extractor fan. Stainless sink dishwasher. Recessed lighting. Window. Raroom. Storage cupboard.	and floor units. Built in oven, with mixer taps. Plumbed for
Utility Tiled flooring. Floor units with worktop. Pludoor with glass panels to rear garden.	7ft 9 x 5ft 1 ambed for washing machine. PVC
Dining Room Laminate timber flooring. Large window. R	10ft 3 x 8ft 1 adiator.
Guest WC Tiled flooring. Toilet and wash hand basin.	6ft 3 x 4t 6 Radiator.
Spacious stairs and landing carpeted. Access to attic.	11ft 2 x 6ft 3
Bedroom 1: Carpet. Two windows. Radiator.	16ft 10 x 11ft 5
Ensuite: Tiled flooring. Toilet and wash hand basin. pump shower. Radiator.	7ft 5 x 4ft 1 Walk in fully tiled shower unit with
Bedroom 2: Carpet. Window with blinds. Radiator.	19ft x 8ft 7
Bedroom 3: Carpet. 3 windows with blinds. Radiator.	13ft x 7ft 3



Bathroom: 7ft 5 x 5ft 10

Tiled flooring. Toilet and wash hand basin. Bath with tiled surround. Radiator.

OUTSIDE

Large walled in rear garden laid out in lawn with pedestrian entrance at the rear. The garden is bounded by a stream on the western side and would give an ideal opportunity to landscape and create additional features to add to the property.

SERVICES

- Mains water and sewage
- Oil fired central heating
- BER C1

FEATURES

- Prime location within walking distance of all amenities.
- Spacious 3 Bedroom 3-bath house.
- Only minutes' drive from Lismore Town.
- Turnkey condition

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