

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

Teak front door with glass panel and letter box. Laminate timber flooring. Radiator.

Living room: 12ft 7 x 12ft 1

Laminate timber flooring. Radiator. Featured fireplace with granite hearth and timber surround. 2 windows with blinds.

Kitchen-dining room: 13ft 6 x 12ft 1

Tiled flooring. Fully fitted kitchen with wall and floor units. Built in oven, electric hob and extractor fan. Stainless sink with mixer taps. Plumbed for dishwasher. Recessed lighting. Window. Radiator. Double doors to dining room. Storage cupboard.

Utility 7ft 9 x 5ft 1

Tiled flooring. Floor units with worktop. Plumbed for washing machine. PVC door with glass panels to rear garden.

Dining Room 10ft 3 x 8ft 1

Laminate timber flooring. Large window. Radiator.

Guest WC 6ft 3 x 4ft 6

Tiled flooring. Toilet and wash hand basin. Radiator.

Spacious stairs and landing carpeted. 11ft 2 x 6ft 3

Access to attic.

Bedroom 1: 16ft 10 x 11ft 5

Carpet. Two windows. Radiator.

Ensuite: 7ft 5 x 4ft 1

Tiled flooring. Toilet and wash hand basin. Walk in fully tiled shower unit with pump shower. Radiator.

Bedroom 2: 19ft x 8ft 7

Carpet. Window with blinds. Radiator.

Bedroom 3: 13ft x 7ft 3

Carpet. 3 windows with blinds. Radiator.

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

Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie



PSRA Licence No: 004540

ipav
Institute of Professional
Auctioneers & Valuers

TEGoVA
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS