



Property Description

An excellent opportunity awaits to acquire this beautifully maintained 3-bedroom detached family home nestled in the heart of Ballyduff Village, Co. Waterford. Situated on a generous and private 0.7-acre site, this charming property offers comfortable living spaces spanning 1,272 sq.ft. Enjoy the convenience of mains services, oil-fired central heating, and PVC double-glazed windows, making it an ideal family haven. Located in the welcoming parish of Ballyduff, this home provides easy access to a range of local amenities, including the local primary school, Kilmeaden village, shops, main bus routes, the renowned Mount Congreve gardens, and the picturesque Waterford Greenway. Plus, you're just a short 15-minute drive from both the vibrant Tramore and historic Waterford City. Viewing strictly by appointment through sole selling agent Michael Griffin.



These particulars are for guidance only and do not form any part of any contract. Intending purchasers and lessees should satisfy themselves as to their correctness.

Ground Floor

Entrance Hall 1.97m x 6.87m (6' 6" x 22' 6")	Laminate timber flooring and alarm pad.
Living room: 3.86m x 3.87m (12' 8" x 12' 8")	Laminate timber flooring, solid fuel Stanley cast iron stove, double doors leading to the kitchen/dining room, phone point, book shelves and TV point.
Kitchen/Dining room: 5.80m x 3.28m (19' 0" x 10' 9")	Bright spacious room with tiled flooring, PVC sliding door leading to the garden, fitted kitchen units and TV & phone point.
Utility: 1.08m x 2.27m (3' 7" x 7' 5")	Plumbed for appliances. Doorway leading to the rear garden and hot press.
Bedroom 1: 3.88m x 3.57m (12' 9" x 11' 9")	Laminate timber flooring, TV & phone point.
Bathroom: 2.64m x 1.96m (8' 8" x 6' 5")	Fully tiled, wc, wash hand basin and bath with shower.

First Floor:

Landing:	Laminate timber flooring.
Bedroom 2: 4.17m x 3.89m (13' 8" x 12' 9")	Laminate timber flooring, TV & phone points.
Guest wc: 1.95m x 2.16m (6' 5" x 7' 1")	Tiled, wc, wash hand basin and velux window.
Bedroom 3: 3.87m x 5.04m (12' 8" x 16' 6")	Laminate timber flooring, hatch to the attic, TV & phone points.

Outside and Services:

Features:	Well-maintained 3-bedroom detached family home.
	Spacious 0.7-acre private site.
	Accommodation spanning 1,272 sq.ft.
	Oil-fired central heating.
	PVC double-glazed windows.
	Convenient location in the parish of Ballyduff.
	Close to local amenities including schools and shops.
	Easy access to the Mount Congreve gardens and Waterford Greenway.
	A short 15-minute drive to Tramore and Waterford City.PVC double-glazed windows.
	The house was built in 2003.
	2 x sheds.
	Off-road parking.
	Mains water & services.

Directions

X91 H283

BER Details

BER C2 116865692 178.38 kWh/m²/yr.

Stamp Duty

Stamp duty @ 1%.

