

Ballinakill, Ballinamult Co. Waterford. E91 TY00

*Unique opportunity to acquire a charming country residence on c. 2.65 acres
in a tranquil location with a variety of out-offices.*



Within 1km of Kilbrien at the foothills of the Comeragh Mountains and the rolling countryside of West Waterford, this substantial rural property has the potential to provide a spacious family residence.

Range of stone out-offices and large shed to rear.

Guide Price: €345,000.00

The auctioneers strongly recommend this property to anyone seeking a substantial private country residence in this scenic area.

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This property currently possesses many of the original features and characteristics which are not to be found in modern properties.

Located 1km from Kilbrien National School and Church, the residence is also only 3km from Kilgobinet Community Centre and 17km from the centre of Dungarvan and the Waterford Greenway.

Entrance Hall

With tiled floor.

Living Room / Garden Room 5.13m x 4.92m 16'10 x 16'2

Bright spacious living room with patio doors to decking area. Bay window. Feature fireplace with stove. Solid timber floor.



Utility / Boot room 3.556m x 3.556m 11'8 x 11'8

Grey laminate floor. Door to garden. Dual aspect. Phone point.



Kitchen / Dining 2.82m x 5.15m 9'3 x 16'11

Fully fitted units. Grey laminate floor. Plumbed for washing machine and dishwasher. Electric cooker. Fridge Freezer. Spot lights and recessed lighting. Dual Aspect.



Front Entrance Door and Stairs to First Floor.

Lounge / Sitting Room 5.18m x 3.63m 17'0 x 11'11
Timber floor. Stove. TV point. Storage press.



Ground Floor Bedroom / Study 4.14m x 3.32m 13'7 x 10'11
Recessed lighting. Laminate floor. Timber panelling.



Shower Room 2.03m x 1.60m 6'8 x 5'3
Fully tiled. Corner unit with T90i shower. Timber ceiling.
WC, free standing basin.

Upstairs

Master Bedroom
Large double bedroom with carpet. Overlooking front. TV point.
En-Suite 1.47m x 3.175m – wc, basin and shower unit. Non slip floor.



Bedroom 2 4.16m x 3.25m 13'8 x 10'8
Spacious double bedroom. Carpet. Access to attic.
En-Suite – wc, basin, shower. Fully tiled.



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Bedroom 3**3.20m x 4.29m 10'6 x 14'1**

Double room with carpet.

**Main bathroom****2.97m x 1.55m 9'9 x 5'1**

W.C, basin, Jacuzzi style bath. Non slip floor.

**Services:**

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

Outside:

- Large concrete yard to front.
- Range of stone out-offices.
- Spacious garden with lawn and shubbery.
- Raised decking area.

**Out-Buildings**

- Stone out-offices– 18m x 6m – suitable for conversion
- Shed – 3 span x 2 span with straw bedded cattle pens
- Double 2 span shed with kennels and storage.
- Cattle crush.



Land

- There are c. 2.65 acres of land with this property giving scope to keep a pony, market gardening or other hobby farming pursuits.



Stone building with small yard located across the road from the residence.



Ballinakill is located approximately 20 minutes from **Dungarvan** and 25 minutes from **Clonmel**.

There are many excellent Golf Courses within easy reach of the property – 18 hole courses at **Dungarvan**, , **West Waterford** and **Gold Coast**.

Colligan Equestrian Centre is a short drive away for a horse / pony enthusiast with *Kilgobinet Sports Centre* a mere 3km from the property.

The *Comeragh Mountains* , *Mahon Falls* and *Nire Valley* are all a short distance from the property for those interested in walking or hiking.

Viewing Strictly by Appointment with the Auctioneers.

