



FOR SALE

Greenfold, Mocollop, Ballyduff, Co Waterford P51 T2K5



We at Paul O'Driscoll Auctioneer, Valuer and Property Consultants are delighted to offer for sale this stunning 4-bedroomed detached residence which is located in the heart of the Blackwater Valley on the outskirts of the peaceful village of Ballyduff on the R666.

The property is well presented in excellent condition throughout and extends to approx. 153.89 sq m. (1656 sq. ft). Totally renovated and extended to the south in 2008, the property was rewired and re-roofed and now boasts a cosy modern interior finish.

It has superb views of the surrounding countryside located approx. 3km from the village of Ballyduff, 15km from the town of Fermoy, and only 13km from the heritage town of Lismore.

The property stands on approx. half an acre site with concrete driveway and lawns.

ACCOMMODATION

Reception hall: 8ft 8 x 7ft 8

Solid timber door with side glass panels. Tiled Flooring. Two radiators. One large window. Double glass panel doors to living area and door to laundry room.

Open plan Kitchen/dining/living:

The kitchen/dining area is bright and spacious with a large glass window to the front and French doors to the side taking in the breathtaking views of the surrounding countryside and the ancient ruin of Mocollop's Castle

Living room: 12ft 3 x 28ft 8

Solid oak flooring. 2 full length windows overlooking front garden. Fitted stove on raised hearth with mosaic base. Recessed lighting. Radiators. Door leading to bedrooms and bathroom.

Kitchen-dining: 25ft 4 x 13ft 8

Part tiled and part timber flooring. Bespoke fully fitted Walnut kitchen with wall and floor units. Tiled splashback. Large window. French doors. Recessed lighting. Vaulted ceiling. Integrated appliances. De Dietrich ceramic hob. Radiators.

Laundry Room: 9ft 10 x 7ft 9

Tiled flooring. Window. Door to the rear garden. Plumbed for washing machine and dryer. Fitted Belfast sink. Walls partly tiled.

Hallway:

Solid oak flooring. Built in hot press and dual immersion. Radiator. Recessed lighting.

Bedroom 1: 10ft 10 x 13ft 5

Solid oak flooring. Full length window. Fitted wardrobes. Recessed lighting. Radiator.

Ensuite: 8ft 5 x 5ft 7

Tiled walls and floor. Window. Fitted vanity unit with open shelving and toilet. Electric shower. Large mirror intergrade to tiles. Radiator.

Bedroom 2: 9ft x 14ft 8

Solid oak flooring. 2 full length windows. Recessed lights. Radiator. Built in open shelving.

Bedroom 3: 12ft 7 x 9ft 11

Solid oak flooring. Full length window. Recessed lights. Fitted wardrobes. Radiator.

Bedroom 4: 9ft 8 x 9ft 10

Solid oak flooring. Full length window. Recessed Lighting. Radiator.

Bathroom: 10ft 9 x 9ft 3

Tiled walls and floor. Window. Vanity unit with open shelving. Toilet. Jacuzzi bath. Stand-alone power shower. Recessed lights. Heated towel rail. Fitted mirror.

OUTSIDE

Two large timber garden sheds for storage.
Closed in private garden with concrete driveway.

SERVICES

- Mains water.
- Bio cycle system
- Oil fired central heating

FEATURES

- 15km from Fermoy-3km from Ballyduff
- Standing on 0.5 acre approx.
- Originally built in 1965 and totally renovated and extended in 2008.
- Heart of the Blackwater Valley with superb views of the surrounding countryside and the ancient ruin of Mocollop' s Castle.

VIEWINGS

Viewing of this residence comes highly recommended and is strictly by prior appointment.

Guide price: €285,000

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