



**GRIFFIN**  
AUCTIONEERS



Ardnahoe  
Dunhill  
Waterford

€275,000

PRSA Licence No.  
001644-001882



## Property Description

A delightful detached three bedroom bungalow ideally located just outside the pretty village of Dunhill with a primary school, church, a public house, a parish hall, shop, sports centre, GAA grounds and the Dunhill Eco Park.

What sets this property apart is the substantial c. 1.2 acre mature site it sits upon. The vast expanse of land not only offers a sense of privacy and tranquility but also presents incredible potential for various uses. The site provides stunning panoramic views of the surrounding countryside and the Comeragh mountains, creating a serene backdrop that enhances the overall appeal of this unique property.

The accommodation consists of c. 121 sq.m with entrance lounge/sun room, living room, kitchen, dining room, 3 bedrooms, shower room and main bathroom. In need of some modernisation, it presents an exciting opportunity for those looking to infuse their personal style into their home.

The Anne Valley Walk and Dunhill Castle are just 2km away. Nearby you will find the beautiful



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 Lounge/ Sun Room: 3.03m x 10.32m (9' 11" x 33' 10") Tiled flooring.
Living Room: 5.13m x 3.32m (16' 10" x 10' 11") Carpet flooring, fireplace with electric fire and built in wall press.
Bedroom 1: 5.07m x 2.40m (16' 8" x 7' 10") Carpet flooring, built in wardrobe and hot press.
Bedroom 2: 3.87m x 2.79m (12' 8" x 9' 2") Laminate flooring.
Bathroom 2.26m x 1.51m (7' 5" x 4' 11") Tiled flooring, bath, wc and wash hand basin.
Bedroom 3: 3.36m x 2.48m (11' 0" x 8' 2") Carpet flooring and build in wardrobe.
Dining Room: 5.15m x 2.49m (16' 11" x 8' 2") Tiled flooring.
Kitchen: 3.18m x 3.22m (10' 5" x 10' 7") Tiled flooring, fitted kitchen and plumbed for appliances.
Bathroom: 2.38m x 2.61m (7' 10" x 8' 7") Tiled throughout, wc, wash hand basin and shower unit.

Outside and Services:

Features: c. 1.2 acre mature site.
Beautiful overland views of the stunning countryside and the Comeragh mountains.
Private well.
Septic tank.
Oil fired central heating.
c. 1300 sq. ft.
Garage / Shed
Located just outside Dunhill village within easy access to many amenities including primary school, GAA grounds, pub and shop.

Directions

X91 C660
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BER Details

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Stamp Duty

Stamp duty @1%
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