



Coolnahorna  
Rathgormack  
Waterford

€180,000

PRSA Licence No.  
001644-001882



## Property Description

Discover the charm of countryside living with this delightful detached cottage, a gem nestled on the scenic route on the main Kilmacthomas to Carrick-on-Suir road. Built in the 1950s, this cottage retains its quaint allure and is in good condition throughout having undergone an internal upgrade in 2014 which included full insulation of the attic and dry lining of the walls, significantly enhancing its overall functionality. Brimming with character, this home offers the perfect sanctuary for those seeking tranquility coupled with the convenience of nearby amenities.

The accommodation comprises an entrance hall, lounge, kitchen, living room, utility room, 3 bedrooms and a bathroom. Encircled by lovely gardens to the front, side and rear offering private outdoor spaces to relax and enjoy the rural surroundings. Double glazed windows and oil fired central heating provides a cosy and energy-efficient living environment.

The highlight is the stunning location just minutes from Kilclooney Woods, a gateway to the famous Coumshingaun Lake walk in the Comeragh Mountains. It's a dream come true for outdoor enthusiasts.



## Ground Floor:

Entrance Hall: 1.23m x 1.90m (4' 0" x 6' 3") Welcoming entrance hall with tiled flooring and a hatch to the attic.

Living Room/Bedroom 1: 3.34m x 4.48m (10' 11" x 14' 8") With laminate timber flooring, featuring a cast iron solid fuel stove. TV point and storage cupboard.

Kitchen: 3.13m x 2.67m (10' 3" x 8' 9") With tiled flooring and built in units.

Living Room: 2.73m x 3.03m (8' 11" x 9' 11") With timber flooring and feature fireplace with stove inset solid fuel fire. TV point.

Bedroom 2: 3.17m x 1.69m (10' 5" x 5' 7") With laminate flooring and built-in shelves.

Hall: 3.96m x 1.35m (13' 0" x 4' 5") With tiled flooring.

Utility Room: 4.15m x 1.96m (13' 7" x 6' 5") With tiled flooring. Plumbed for appliances. Doorway leading to the rear yard.

Bathroom: 2.85m x 1.97m (9' 4" x 6' 6") Fully tiled with bath, wc, wash hand basin and separate shower unit.

Bedroom 3: 3.03m x 1.62m (9' 11" x 5' 4") With laminate flooring.

Bedroom 4: 2.86m x 2.68m (9' 5" x 8' 10") With laminate flooring and built in wardrobes.

## Outside & Services:

Features: Upgraded internal works in 2014 to include attic fully insulated and walls drylined.

Spacious driveway with lawned gardens surrounded by mature trees.

Double glazed windows.

Oil and solid fuel fired central heating.

Private well.

Septic tank.

Built in the 1950's

Ideally positioned in idyllic country surroundings close to Coumshingaun Lake walk in the Comeragh Mountains.

## Directions

E32 W276

## Stamp Duty

Stamp duty @1%



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