



Property Description

Experience the epitome of serene living in this stylish and elegant 4-bedroom detached family home, perfectly located amidst the picturesque countryside. Situated on a sprawling elevated c. 1 acre plot, this home offers a generous living space of approximately 1,427 sq.ft. The residence not only boasts stunning views of the verdant surroundings but also features a mature, beautifully landscaped garden with lush greenery and vibrant flora. Three garden sheds offer convenient storage solutions for your outdoor essentials.

Adding to its appeal, the property features a separate garage room with its own entrance, fully renovated and tastefully designed versatile space.

Additionally, the property features a spacious, multi-purpose garage located next to the main house. This versatile space is perfect for a yoga studio, workshop, or creative area, offering limitless possibilities! Enjoy year-round comfort and warmth with a brand new heating boiler and a Stanley stove.



Ground Floor:

Entrance Hall: 1.31m x 4.64m (4' 4" x 15' 3")	Bright welcoming entrance hall with semi solid oak floor.
Sitting Room: 3.57m x 3.49m (11' 9" x 11' 5")	With a semi-solid oak floor that exudes warmth and elegance. At the heart of the room features a cast iron fireplace, providing a classic touch. The room is framed with tasteful coving.
Hallway: 3.58m x 3.55m (11' 9" x 11' 8")	With tiled flooring and recessed lighting.
Kitchen/Living Room: 5.69m x 7.24m (18' 8" x 23' 9")	Featuring a mix of porcelain tiles and oak flooring that creates a striking contrast and adds depth to the space. The exquisite fitted kitchen is equipped with modern appliances with ample storage and features a large island. Central to the room is a Stanley stove set within a stunning fireplace, offering warmth and a focal point that enriches the room's ambiance. Elegant coving accents the ceiling, enhancing the sophisticated feel of the space. French doors open to the garden, inviting natural light and providing easy access to the outdoors.
Utility Room: 1.39m x 2.32m (4' 7" x 7' 7")	Access to the rear, plumbed for appliances. Access to the attic
Conservatory: 2.81m x 3.35m (9' 3" x 11' 0")	Features a durable tiled floor that complements the natural light flooding in from the surrounding windows. The ceiling is crafted from warm wood and is equipped with recessed lighting to ensure the space is well-lit, creating an inviting atmosphere. Direct access to the garden allows a seamless flow between the indoors and outdoors.
Bedroom 1: 3.39m x 3.15m (11' 1" x 10' 4")	With built in wardrobe and semi solid oak flooring. TV point.
En suite 0.98m x 2.27m (3' 3" x 7' 5")	Fully tiled with electric shower, wc and wash hand basin.
Bedroom 2: 3.31m x 3.28m (10' 10" x 10' 9")	With built in wardrobe and semi solid oak flooring. TV point.
Bedroom 3: 2.69m x 2.73m (8' 10" x 8' 11")	With built in wardrobe and semi solid oak flooring. TV point.
Bathroom: 2.06m x 3.14m (6' 9" x 10' 4")	Fully tiled with bath, electric shower, wc and wash hand basin.

Separate Garage Room:

Bedroom:	Laminate flooring.
Kitchen Area:	Laminate flooring and fitted kitchen.
Bathroom:	Sleek and contemporary bathroom with stylish tiling, modern wash hand basin and storage unit, WC and electric shower.

Outside/Services:

Features:	Stunning 4 bed detached bungalow on c. 1 acre.
	Separate garage room newly renovated.
	Detached large garage/workshop next to the house.
	Oil fired central heating.
	New boiler fitted and new Stanley stove.
	uPVC double glazed windows.
	There are a number of local beaches in the area with Annestown Beach being only c. 5.6 km and Boatstrand only c. 7 km from the property.
	The Anne Valley Walk is very easy accessible in Dunhill and the Waterford Greenway with its 45 km route is within a short drive.
	14 minute drive to Tramore and 15 minute drive to Waterford city.

Directions

X42 N125

Directions

From Tramore head towards Dunhill village. From Dunhill village take the road towards Ballinageeragh and at the T-junction take a right turn and the property is the 3rd house on your right.

Directions

X42 N125

Stamp Duty

Stamp duty @1%

BER Details

BER Details

BER Details

