



**GRIFFIN**  
AUCTIONEERS



Crooke  
Passage East  
Waterford

€1,100,000

PRSA Licence No.  
001644-001882

## Property Description

Presenting "Bun Abhainn," an exquisite architect-designed two-story, four-bedroom detached coastal residence set on an expansive 20-acre site, offering unparalleled panoramic views of the Suir Estuary and located just 1 km from the beach. Boasting 2,676 sq. ft. of living space, this property is approached via a long private driveway and epitomizes coastal elegance, with its commanding views and tranquil setting. The vast 20 acres of grassland are perfect for equestrian enthusiasts or anyone desiring extensive outdoor space. Complete with stables, it provides an idyllic haven for those seeking a harmonious blend of coastal charm and modern luxury.

The carefully planned interior beautifully exhibits high-quality fixtures, intricate decorations and a luxurious ambiance. Generously proportioned throughout, the ground floor accommodation comprises a large reception hallway leading to a sitting room, an open plan kitchen/dining room, living room, utility, an office/downstairs bedroom and a guest WC. Upstairs, there are four double bedrooms, two en suite



## Ground Floor:

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Entrance Hall: 1.94m x 5.73m (6' 4" x 18' 10") The large bright spacious hallway creates a welcoming atmosphere to the home boasting beautiful tiled flooring and convenient understairs storage area. Adding to its charm are feature recessed shelves providing an elegant display option.

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Sitting Room: 5.02m x 5.80m (16' 6" x 19' 0") Charming sitting room that combines comfort and style, featuring plush carpet flooring and a striking sandstone fireplace as its centerpiece. Natural light floods the room through three impressive floor-to-ceiling windows, providing breathtaking views and creating a serene and inviting atmosphere.

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Dining Area: 3.80m x 3.69m (12' 6" x 12' 1") Elevated dining area with timber flooring boasting an expansive bay window that floods the space with natural light, offering a picturesque view and an inviting ambiance perfect for entertaining.

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Dining Room: 3.52m x 4.89m (11' 7" x 16' 1") Featuring elegant timber flooring and a large floor-to-ceiling window that bathes the space in natural light. Steps lead up to the open-plan kitchen, creating a seamless flow ideal for both everyday living and entertaining.

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Kitchen: 3.88m x 4.29m (12' 9" x 14' 1") Featuring tiled flooring, solid beech units paired with sleek black granite worktops, this kitchen is both stylish and durable. It comes equipped with a stove, integrated appliances and a breakfast bar providing a convenient spot for casual dining. Additional storage is provided by a convenient pantry off the kitchen.

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Utility Room: 1.80m x 4.18m (5' 11" x 13' 9") With tiled flooring, storage units and shelving. Plumbed for appliances.

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Guest WC: 0.90m x 1.78m (2' 11" x 5' 10") With tiled flooring, wash hand basin and WC.

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Living Room: 4.45m x 6.63m (14' 7" x 21' 9") Featuring elegant timber floors and a warm wood-burning stove. Large windows frame breathtaking panoramic views, filling the space with natural light. A patio door opens to a lovely seating area, perfect for enjoying the outdoors and extending your living space.

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Office / Bedroom: 4.20m x 3.22m (13' 9" x 10' 7") Featuring stylish timber flooring, this versatile room is currently used as an office/gym but is perfectly suited to serve as a comfortable downstairs bedroom.

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## First Floor:

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Landing: 1.93m x 5.78m (6' 4" x 19' 0") With carpet flooring and hot press with shelving.

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Master Bedroom: 5.11m x 5.84m (16' 9" x 19' 2") This serene master bedroom features plush carpet flooring and a cleverly designed layout with three windows that offer stunning estuary views. The simple, bright décor creates a tranquil and airy atmosphere, making this bedroom a peaceful retreat for relaxation and rest.

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Walk-in wardrobe: 2.35m x 2.11m (7' 9" x 6' 11") Providing ample storage ensuring the space remains clutter-free, promoting a sense of tranquility and order.

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En suite shower room: 1.80m x 2.80m (5' 11" x 9' 2") The master bedroom is complemented by a beautifully appointed ensuite, fully tiled creating a sleek and modern look. Featuring a luxurious walk-in shower unit, WC and wash hand basin.

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Bedroom 2: 3.73m x 4.94m (12' 3" x 16' 2") Bright and spacious double bedroom features cosy carpet flooring, offering a warm and inviting ambiance

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Bedroom 3: 3.60m x 3.22m (11' 10" x 10' 7") Bright and spacious double bedroom with carpet flooring.

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Walk-in wardrobe: 1.13m x 1.77m (3' 8" x 5' 10") Providing ample storage.

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En suite shower room: 2.20m x 0.88m (7' 3" x 2' 11") Fully tiled with shower unit, wash hand basin and WC.

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Bedroom 4: 3.41m x 3.21m (11' 2" x 10' 6") Double room with carpet flooring.

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Main Bathroom: 2.72m x 3.02m (8' 11" x 9' 11") Stunning luxurious family bathroom, adorned with porcelain tiles that exudes sophistication and elegance. The centerpiece is a lavish corner bath, perfect for unwinding after a long day, with wash hand basin and WC.

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## Outside and Services:

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Features: Stunning 4/5 bedroom detached residence on circa 20 acres with stables.

Panoramic views of the Suir Estuary.

Architect designed by Niall Harrington.

Direct labour construction with building work supervised and signed off by Elliott Design.

Oil Central Heating.

Wood burning stove.

Mains Water Supply.

Septic tank with Pureflow System Agriment Cert 2004.

BER rating C2

Located on the outskirts of Passage East Village, just 1km from Woodstown Beach and 11km from Waterford city.

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## Directions

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X91 XR92

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## BER Details

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BER C2 106772684

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## Stamp Duty

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Stamp duty @ 1%

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