

Windgap, Dungarvan Co. Waterford X35 NF21

Prime Residential Farm - c.29 Hectares (c. 72 acres)
For Sale in One or More Lots.

Unique opportunity to acquire a residence on c. 29 hectares, c. 6km from
Dungarvan on the main road to Cork.



Guide Price: On Application



For further details, maps and opportunity to view, Contact the Auctioneers.

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In a stunning elevated location with panoramic views over Dungarvan Bay and Waterford coastline. This property will be offered For Sale as follows:

- Lot 1 4.38 Hectares (10.83 acres)**
- Lot 2 9.19 Hectares (22.70 acres)**
- Lot 3 16.30 Hectares (40.27 acres) with Bungalow Residence & Farmyard.**
- Lot 4 Entire**

This attractive roadside farm situated on either side of the N25 with an underpass giving access across N25.

Currently all in permanent pasture, the lands are laid out in good sized divisions with mature hedgerows.

The residence is situated on c. 40 acres on the main area of the farm. Built in 1983, the property is well maintained with all services.

Traditional yard and farm yard.



RESIDENCE - 172.51sq m.



Entrance Porch

Hallway 2.05m x 6.27m (6'9 x 20'7)

Return 0.99m x 9.82m (3'3 x 33'4)

Spacious Hall - carpeted. Rads. Storage Press.

Living Room 5.02m x 4.67m (16'6 x 15'4)
Spacious dual aspect living room with open fire. Panoramic views. Rads.



Kitchen / Dining Area 3.09m x 4.82m (10'2 x 15'10)
Fitted units. Blinds. Plumbed for dishwasher. Slot in cooker.

Utility off – Plumbed for washing machine and dryer.
Door to rear garden
WC and Basin



Lounge (Off kitchen) 2.94m x 5.03m (9'8 x 16'6)
Solid fuel stove. TV point. Rad.



Double doors to Conservatory

Conservatory 3.70m x 4.47m (12'2 x 14'8)
Tiled floor. Apex glass roof. Double doors to external patio area. Panoramic views over *Dungarvan Bay*.



Dining Room 3.93m x 3.20m (12'11 x 10'6)
Rear facing. Rad. Carpet.



Bathroom **2.00m x 2.49m (8'2 x 6'9)**
Fully tiled. WC, WHB, Wet room shower with glass screen.
Fitted shelf unit. Rad.



Airing Cupboard in hall.

Master Bedroom **3.07m x 4.54m (10'1 x 14'11)**
Large bedroom. Carpet. Built in robes. Rad.



En-Suite **1.62m x 2.05m (5'4 x 6'9)**
With Shower, WC and Sink.

Bedroom 2 **3.20m x 2.97m (10'6 x 9'9)**
Carpet. Built in Robes. Rad.

Bedroom 3 **3.32m x 2.97m (10'11 x 9'9)**
Double room. Built in robes. Carpet. Rad.



Bedroom 4 **2.23m x 2.97m (7'4 x 9'9)**
Carpet. Built in robe.

Integral Garage **3.40m x 5.61m (11'2 x 18'5)**
Wired. Currently used for storage. Access to attic. Up and over door.
Suitable for conversion

Services

- Oil fired heating system
- Alarm
- Private pumped water supply.
- Septic tank



Outside

- Garage / Workshop
- Tarmac drive and parking area.
- Mature landscaped gardens to front and rear.
- Patio area.



Located just off the N25, main Cork- Waterford road, this property boasts amazing views over Dungarvan Bay, The Cunnigar and the Waterford coastline, yet approximately 6km from the bustling town of Dungarvan and all it's amenities.

Dungarvan is well serviced with primary and secondary schools, churches and many restaurants. There are numerous high street stores in the town centre and in the Dungarvan Shopping Centre.

Three championship Golf Courses at Dungarvan, Gold Coast and West Waterford are close-by. Activities available locally include GAA, Soccer, Tennis, Badminton etc. with Leisure Centres at The Park, Clonea Strand and Gold Coast Hotels.

Viewing Strictly by Appointment.

