



GRIFFIN
AUCTIONEERS



Butlerstown
Waterford

€349,000

PRSA Licence No.
001644-001882

Property Description

This charming four-bedroom detached cottage, situated on a generous private site just off the R682 in Butlerstown, offers a unique blend of historic character and modern convenience. With its origins dating back to the mid-17th century, the property boasts a timeless appeal while being only a short 15-minute drive from the amenities of Waterford city, providing the perfect balance of rural tranquility and urban accessibility.

Outside, the property is surrounded by a large rear garden, lush with mature shrubbery and fruit trees, offering both privacy and an ideal setting for outdoor activities. A detached double garage provides further convenience, with the potential for use as a workshop. Additional benefits include oil-fired central heating and the expansive outdoor space, making this cottage an idyllic and functional family home.



Ground Floor:

Entrance Porch: 1.98m x 1.70m (6' 6" x 5' 7") Bright welcoming entrance with tiled flooring.

Living Room: 3.76m x 4.40m (12' 4" x 14' 5") Cosy living room featuring a wooden ceiling, tiled flooring and a charming fireplace creating a warm and inviting atmosphere.

Sitting Room: 3.18m x 3.58m (10' 5" x 11' 9") The sitting room offers a bright space with elegant French doors that allows plenty of natural light to flow in, timber flooring, a decorative fireplace creating a welcoming ambiance.

Kitchen/Dining Area: 2.82m x 4.33m (9' 3" x 14' 2") The kitchen features modern cabinetry, integrated appliances, a wooden ceiling, and a large window offering scenic garden views, creating a functional yet inviting space for cooking and dining.

Utility Room: 4.63m x 1.55m (15' 2" x 5' 1") Spacious utility room with tiled flooring and ample storage. Plumbed for appliances.

Bedroom 1: 3.08m x 3.42m (10' 1" x 11' 3") With wooden ceiling and timber flooring.

En suite Bathroom: 1.48m x 3.35m (4' 10" x 11' 0") Features a clean, rustic design fully tiled with wooden ceiling, with bath and overhead shower, WC and wash hand basin.

Hallway: 4.52m x 0.89m (14' 10" x 2' 11") The hallway boasts a warm, rustic charm with timber flooring, wooden ceiling and wall paneling.

Bedroom 2: 3.06m x 3.56m (10' 0" x 11' 8") With wood flooring.

Bedroom 3: 4.08m x 2.80m (13' 5" x 9' 2") With wood flooring, a wooden ceiling and built-in wardrobe.

Bedroom 4: 3.51m x 3.17m (11' 6" x 10' 5") With timber flooring, wooden ceiling and wall paneling.

Shower Room: 1.93m x 1.73m (6' 4" x 5' 8") Fully tiled with wooden ceiling, with shower unit with feature glass wall, WC and wash hand basin.

First Floor:

Bedroom/Office: 3.22m x 3.69m (10' 7" x 12' 1") Versatile room suitable as a home office or as an additional bedroom with a Velux roof window, with wooden ceiling, paneling and storage.

Outside and Services:

Features: Charming detached cottage located on a large private site.

Large rear garden with mature shrubbery and fruit trees.

Detached double garage suitable as a workshop.

Oil fired central heating.

15 minutes to Waterford City.

Directions

X91 X2C8

BER Details

BER E1.

Stamp Duty

Stamp duty @ 1%.

