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**ND109, KILBRIEN, BALLINAMULT, CO. WATERFORD**  
**230,000.00 EUR**





### PROPERTY INFORMATION:

Address : Kilbrien, Ballynamult, Waterford

Category : Residential Property

Type : Sale Agreed

### DESCRIPTION:

This beautiful three bedroomed detached bungalow is located in Kilbrien, Ballinamult only 15km a from Dungarvan just off the main Clonmel/Dungarvan Road. It has the most magnificent views of the countryside and picturesque mountains. A viewing is highly recommended.

This beautiful three bedroomed detached bungalow is located in Kilbrien, Ballinamult only 15km from Dungarvan just off the main Clonmel/Dungarvan Road. Standing on 0.75 of an acre the property was built in 1983 and has magnificent views of the Comeragh mountains and countryside. This property is in excellent condition and is an ideal property for somebody commuting to Clonmel or Dungarvan for work. The kitchen has beautiful cream fitted units with large storage space and a separate utility room just off it. The lounge is open plan and leads to the living room with double doors. The three bedrooms and bathroom are to the rear of the house with wonderful views and privacy. The front of the property has a large manicured landscaped lawn and there is also an elevated rear lawn with a magnificent backdrop of scenery. The driveway is tarmacadamed with an ornate lamp featured in the front garden. The detached shed to the rear provides essential storage space in addition to the integral garage. This bungalow is located in a wonderful area of West Waterford and is the perfect family home. Viewing is highly recommended. Accommodation: Porch 0.76m x 1.88m (2'6" x 6'2") Sliding patio door. Living Room 5.54 x 2.67m (18'2" x 8'9"): Carpet flooring, walls painted, open fire with electric insert. Lounge: 4.27m x 4.5m (14' x 14'9") : Carpet flooring, a window to the front with an open fire. Kitchen 3.3m x 7m (10'10" x 23') : Cream fitted kitchen units with a large amount of space. Three large windows which allow a large amount of natural light. Utility Room 1.96m x 3m ( 6'5" x 9'10"): Cream fitted units with a sink. The utility room is plumbed for a washing machine and a dryer. It also has a Stira attic stairs. WC 0.91m x 2.6m (3' x 8,6") : Window to the side with opaque glass for privacy. Vinyl flooring, wash hand basin and toilet. Hallway 0.91m x 6.27m (3' x 20'7") Carpet flooring. It contains a large hot press with shelves. Master Bedroom 4.22m x 3.89m (13'10" x 12'9") Carpet flooring, fitted wardrobes, window to the rear of the property. Bedroom Two 3.23m x 2.4m (10'7 x 7'10") : Carpet Flooring with windows to the rear for privacy. Bedroom Three 3.23m x 3.66m (10'7" x 12'): Fitted wardrobes with carpet flooring. Bathroom 3.2m x 1.73m (10'6" x 5'8") : Triton electric shower over the bath, fitted mirror over the wash hand basin, toilet and a window to the rear with opaque glass for privacy. Integral Garage 6.1m x 4.27m (20' x 14') Detached Shed 4.88m x 6.1m (16' x 20') BER: D2 The property has a separate well for water and a septic tank. The windows are double glazed throughout the property with magnificent views of the picturesque countryside.

### BASE INFORMATION:

Bed : 3