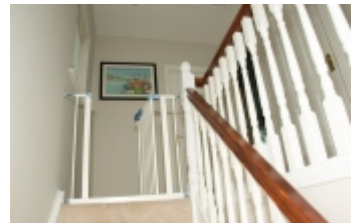
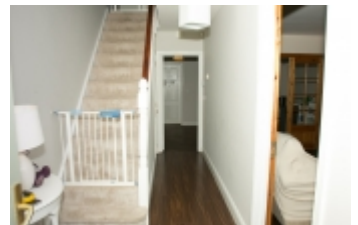


Nicholas
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Auctioneer & Valuer

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ND150, NO 24 KILMINION CLOSE BALINROAD





PROPERTY INFORMATION:

Category : Residential Property

Type : Sold

DESCRIPTION:

Super property in a great location walking distance of the Waterford Greenway, Clonea Beach and all that Dungarvan town has to offer.

This impressive three bedroom semi detached property is maintained to an exceptional standard and is presented in pristine condition. It is located in one of the most sought after residential developments in Dungarvan and is in walking distance of the Waterford Greenway and Clonea beach. The property has a series of high quality finishes and would make a fantastic family, retirement or holiday home. One of the most notable things about the property is the garden to the rear side and front boasting one of the largest garden in this mature estate. As you enter the property one is greeted by a real homely feel. The hall is covered with a timber flooring which extends to the kitchen and sitting room giving a good flow to the living space. The sitting room has an open fire which gives it a cosy feel to the room. A beautiful fitted cream kitchen comes with appliances such as an cooker, and fridge/freezer. Sliding doors open out from the dining area to the patio. The pantry area to the rear of the kitchen is an added bonus for storage. The property has three large bedrooms all with timber flooring which are in immaculate condition. The bright spacious master bedroom has an en suite and a large built in wardrobe. This family home also has a generous bathroom with an electric shower over the bath. The property has a wonderful garden space which extends around the property with large areas to the rear side and front giving it that extra potential that few have in the development. The property has oil fire central heating with a new burner recently installed. This magnificent property is close to all amenities and is walking distance from shops, clubs, primary and secondary schools. It is just a stroll from the beautiful Deise Greenway and is in close proximity to Clonea beach and our many golf courses. It boasts a pristine interior and offers the purchaser an opportunity of acquiring a walk in purchase. It is truly a spectacular residence and viewing is highly recommended. Sitting Room 11.53 X 16.92 Kitchen 17.90 X 11.37 Utility / Pantry 7.74 X 7.79 Downstairs bathroom 5.83 X 2.54 Main Bathroom 7.74 X 6.37 Bedroom 1: 11.73 X 11.15 Bedroom 2: 8.11 X 7.62 Bedroom 3: 13.55 X 10.09 (Main Bedroom Built in wardrobe) En Suite 2.83 X 9.24 (Electric Shower) All measurements are for a guide only.

BER DETAILS

BER Rating	: C3
BER No	: 114634090
Energy Performance Indicator (kWh/m2/yr)	: 221.38

BASE INFORMATION:

Bed	: 3
Living Areas	: 3