

Nicholas  
**DWANE**  
Auctioneer & Valuer

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Nicholas Dwane Auctioneer & Valuer, Bawnabraher, The Burgery, Dungarvan Co Waterford, Ireland  
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**ND153, NO 29 KYNE PARK ABBEYSIDE DUNGARVAN CO  
WATERFORD**





#### PROPERTY INFORMATION:

Category : Residential Property

Type : Sold

#### DESCRIPTION:

Great location adjacent to the Waterford greenway and 500metres from the coast . Massive potential with a very large garden to the rear of this property.

We are delighted to re offer this property to the market situated in one of Abbeyside more mature estates . The property itself is structurally very sound great space and lightly is in need of modernisation but has huge potential . There is great scope to extend this property given the extremely large garden which is rare in properties in this area. The garden backs onto the Waterford Greenway which leads to all that the Dungarvan area has to offer. This property would make an ideal holiday home/investment property or starter home. Please get in contact as we expect plenty interest in this property. Viewing strictly by appointment only. Accommodation Sitting Room Entrance Hallway Kitchen / Dining Room Utility Bathroom / Wet room Upstairs Bathroom Double bedroom Double bedroom Single bedroom Styra access to attic Outside Very large mature garden Side entrance Garden shed Access possible to the Waterford Greenway

#### BER DETAILS

BER Rating : C3

BER No : 113623367

Energy Performance Indicator (kWh/m2/yr) : 202.95

#### BASE INFORMATION:

Bed : 3