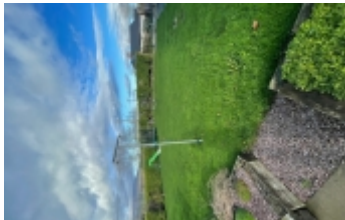
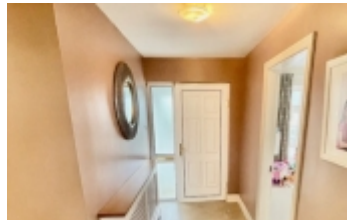


Nicholas
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ND181, LEAMYBRIEN UPPER 265,000.00 EUR





PROPERTY INFORMATION:

Category : Residential Property

Type : Sold

DESCRIPTION:

Beautifully presented three bedroom bungalow walking distance of all amenities

We are delighted to bring to the market this magnificent detached family home located just off the main Waterford to Cork road at Leamybrien Upper adjacent to Kilrossanty GAA club. This bungalow has been very well maintained both internally and externally by the current owners and has been extended and modernised. There is a great feel to this property with generous space throughout. Internally the property boasts a large kitchen and dining room area with a utility room and a separate bathroom just off the kitchen. The large hall leads to a separate sitting room with an open fire. There is a large conservatory with wood burning stove and another one in the kitchen dining area. The property boasts three large double bedrooms. The main bathroom is fully fitted with a large bath and shower. There is a very large lawned area to one side of the property enclosed for safety of children and privacy. The other outside areas have been concreted which makes this property low maintenance. There is a concrete base in place for a new garage. All in all this is a truly wonderful property in a great location with the Comeragh mountains to greet you every morning. The property is within walking distance of the playground in Leamybrien and close to all amenities. Viewing comes highly recommended. Kitchen Dining room 17.04 X 21.02 Pantry Utility. 9.11 X 5.11 Bathroom 4.08 X 7.07 Conservatory/ Sun room 14.11 X 14.02 Sitting Room 12.04 X 11 Bedroom one 11.04 X 11.09 Bedroom Two 11.04 X 6.10 Bedroom Three 11.09 X 8.10 Main Bathroom 5.10 X 9.10 Waterford City 33Km, Dungarvan 13 Km , Cork 89Km, Clonmel 36Km, Stradbally 8.4Km, Clonea Beach 12Km, Kilmacthomas 5Km walking distance of Leamybrien.

BER DETAILS

BER Rating : D1

BER No : 108862673

Energy Performance Indicator (kWh/m2/yr) : 232.72

AREA (SIZE)

Acres c. : 0.47

HOUSE DETAILS

House Type : Detached House

BASE INFORMATION:

Bed : 3

Living Areas : 3