

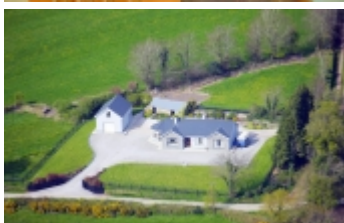
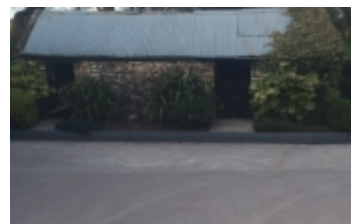
Nicholas  
**DWANE**  
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**ND44, KNOCKNALOORICAUN, BALLYDUFF UPPER, CO  
WATERFORD 435,000.00 EUR**



### PROPERTY INFORMATION:

Address : Ballyduff Upper,Co Waterford, Ballyduff, Waterford  
Category : Residential Property  
Type : Sold

### DESCRIPTION:

Twenty six acre Residential farm

Features Easily accessible from Fermoy South facing property overlooking Blackwater Valley Lofted garage Solid fuel stove with back boiler Oil heating Land is of a dry level nature Bounded by a stream Compact modern farmyard BER C1

Description Situated just off the main Fermoy/Ballyduff road is this beautifully presented 26 acre residential holding. The land is of a dry fertile nature and is for the most part level with a gentle slope in one corner.It is laid out in 7 fields all in grass and bounded by a roadway on one side and a stream on the other side. The land is south facing and very well maintained. The yard is compact and easily accessible. It comprises of a modern American style barn (50' x 46') which is partially slatted and has a feeding passage to the front. There are two stables incorporated into the barn and there is a holding pen and a cattle crush in the yard as well. The dwelling house is a modern 3 bedroom bungalow extending to approximately 1300 sq. ft and offers lovely views over the Blackwater Valley. The bungalow is a comfortable family home very well presented both internally and externally a turn key property. The property is open to reasonable offers

### BASE INFORMATION:

Bed	: 3
Bath	: 2
Living Areas	: 8