



For Sale

Millstream Cottage : Knockboy : Waterford : X91 RN87.

Asking Price €525,000







Standing on a c. 1 acre site embraced by mature trees and professionally landscaped gardens, Millstream Cottage is a splendid recently refurbished detached four bedroom dormer style residence, ideally located on the Dunmore Road in Waterford's Eastern suburbs, between Knockboy and Passage Cross. In pristine condition throughout, the property has been fully modernized and redecorated to a very high standard in recent years. Approached by an electric gated entrance, lawned and landscaped gardens, and a recently completed tarmac driveway, the property gives an immediate sense of space and tranquillity upon arrival. The rear garden to the rear adjoins a stream which provides a visual treat to the senses while strolling around the delightful outdoor space this property has to offer. The house itself is every bit as versatile as it is attractive. Currently in use as a main house with three bedrooms, and a maisonette with one bedroom, the property can equally be used as one large four or five-bedroom residence, with a connecting door already strategically placed to facilitate either use. Extending to 1,956 sq. ft. the property offers excellent living accommodation and generous sized bedrooms. A detached garage to the side has been finished to a very high standard which includes an office and WC, creating an ideal work from home space or hobby room. The garage area has been tiled and walls and ceilings plastered. Viewing this beautifully decorated turn-key residence is highly recommended.

ACCOMMODATION

Entrance Hall

Laminate wood flooring. Composite front door. Open string painted stairs to first floor. Door to maisonette.

Living Room **5.78 x 4.11**

Laminate wood flooring. Large window giving excellent light. Venetian blinds and eyelet curtains. French doors to patio area.

Hallway **2.79 x 1.86**

Laminate wood flooring. Storage units – full height.

Kitchen/Diner **4.46 x 3.36**

Modern shaker style fitted kitchen. Stainless steel gas hob with stainless steel extractor. Stainless steel electric oven. Integrated dishwasher. Tiled flooring and splashback. Rear door to garden.

Bedroom (Ground floor) **3.73 x 3.43**

Laminate wood flooring. Venetian blinds to window. Generous double bedroom.

En Suite **1.67 x 3.66**

Tiled floor and walls to ceiling. Large en-suite incorporating utility area. WC, WHB and Shower. Quadrant shower with glazed curved glass shower enclosure. Fitted work tops. Plumbed for washing machine and dryer. Wall eye level storage units. Venetian blinds to windows. Extractor fan.

First Floor

Landing area with laminate wood flooring. Velux roof light window.

Bedroom 1 **3.79 x 3.73**

Laminate wood flooring. Large double bedroom. Venetian blinds to window. Walk in wardrobe with fitted storage units. Access to eaves storage.

En Suite **3.73 x 3.12**

Tiled floor and walls. WC, WHB, bath and shower. Roll top bath with decorative tap fittings. Fully tiled shower with electric shower unit and glazed shower doors.

Bedroom 2 **3.62 x 4.46**

Laminate wood flooring. Large double bedroom. Venetian blinds to window. Walk in wardrobe.

En Suite **1.95 x 3.76**

Tiled floor and walls around shower. WC, WHB, and shower. Plumbed electric shower unit. Glass door shower enclosure.









MAISONETTE

Large open plan living/kitchen area with dining counter

6.86 x 4.70

Living area with laminate wood flooring. Solid fuel stove. Painted wood panelled ceiling. Venetian blinds and eyelet curtains.

Kitchen area with tiled floor and splashback. Cream modern shaker style fitted kitchen. Ceramic hob. Stainless steel extractor unit. Washing machine and dryer under dining counter. Dishwasher. Stainless steel oven and fridge freezer.

Bedroom

4.92 x 2.81

Laminate wood flooring. Large double bedroom. Venetian blinds and eyelet curtains to window.

En Suite – Full en suite bathroom

2.39 x 2.80

Tiled floor and walls around shower. WC, WHB, bath and large shower. Bath with shower mixer. Storage units over bath and WC. Mirrored vanity area over WHB.



GARAGE

Detached garage with tiled floor throughout and fully plastered. Stira attic stairs. Plastered ceiling. Up and over garage door. Large, glazed window to garden.

WC

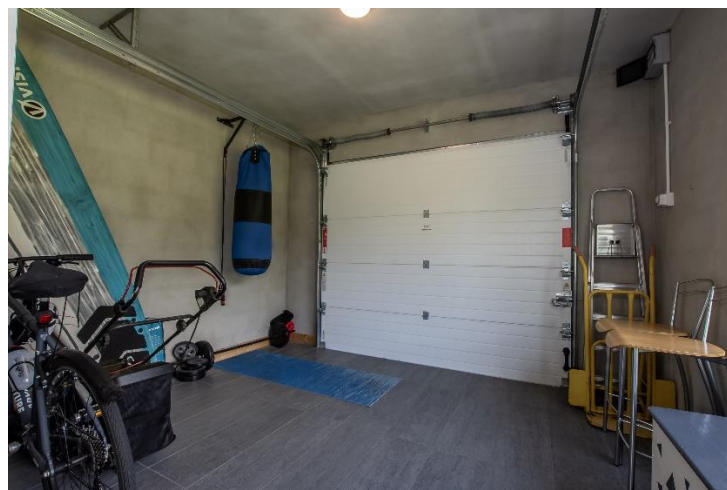
1.61 x 1.00

Tiled flooring. WC, WHB.

Office

1.94 x 2.88

Tiled flooring. Painted walls and ceiling. Separate entrance. Blinds to window.



FEATURES

Recently renovated and refurbished detached residence of c. 1,956 sq.ft.

Ideally located on the Dunmore Road in Waterford's Eastern Suburbs

Professionally landscaped gardens with c. 1 acre site area with mature trees

Electric gated entrance and new tarmacadam driveway

Option to use as one four-bedroom house or three-bedroom house with maisonette.

Detached garage with office and WC

Private well water supply

ASKING PRICE

€525,000

VIEWING

By appointment with selling Agents DNG Reid & Coppinger

BER DETAILS

BER C3

BER No. 104581764

Energy Performance Indicator 212.92 kWh/m.sq/yr

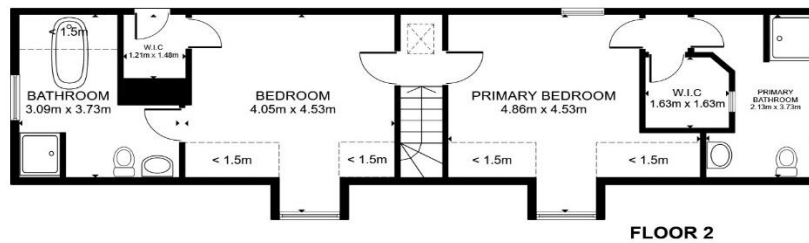
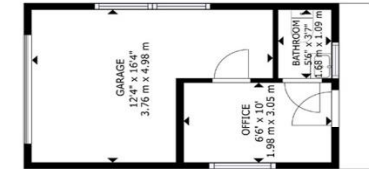
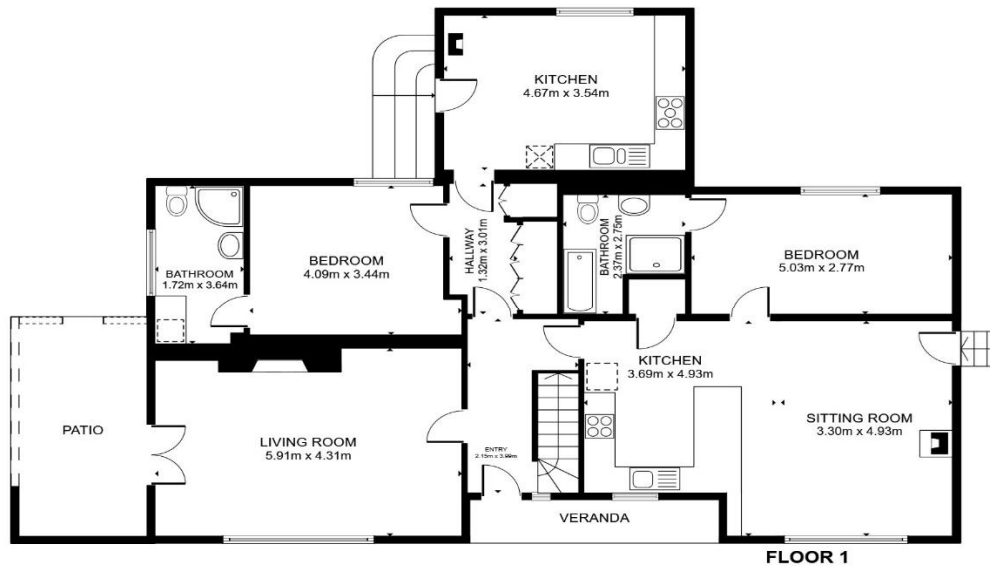
GARDEN

Electronic gated entrance. Tarmacadam driveway surrounding the house. Elevated walled patio area to side of house with planted bedding and granite stone finish. Beautiful gardens surrounded by mature trees to the side and rear. Newly planted hedging and trees are abundant throughout the gardens with bark mulch bedding. Tiered lawned gardens to the rear take you down to the stream at the end of the garden.





Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



GROSS INTERNAL AREA
 FLOOR 1 136.5 m² FLOOR 2 53.2 m²
 EXCLUDED AREAS : PATIO 12.0 m² VERANDA 4.0 m² SHED 10.1 m² REDUCED HEADROOM 5.9 m²
 TOTAL : 189.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.