

# For Sale

Detached



## Superb 4 bedroom detached bungalow

Bigwood, Mullinavat, Co. Kilkenny.

Bedrooms: **4**

Bathrooms: **3**

Total SqM: **183**

Year Build: **2005**

BER: **C1**



**Sarah Cleary**

Agent Phone 0858662914

Licence No. 001308-006311

[sarahcleary@remax.ie](mailto:sarahcleary@remax.ie)

RE/MAX Property Specialists (Waterford)  
3 Parnell Street  
Waterford

Office No: 051 843684



**Guide Price €330,000 EUR**

**RE/MAX**  
Team Fogarty

MLS ID: 770821008-6

RE/MAX is an international network of independently owned and operated offices offering a variety of real estate and relocation services. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. | Created by iList. Powered by GryphTech.

# For Sale

Detached



RE/MAX team Fogarty are delighted to bring this superb 4 bedroom detached bungalow to the market. This wonderful home is situated on an elevated site with stunning views over the surrounding countryside and the Comeragh Mountains.

Located just 12km from Waterford city and 15km from New Ross, this is the ideal country retreat just a few minutes' drive to the city.

This wonderful home is presented to the market in pristine condition and has an excellent C1 energy rating. There are a host of local amenities located nearby for the outdoor enthusiasts including Tory Hill for hillwalking & mountain biking, Bishops hall stables for equestrian and Holly Lake for fishing.

The property is located immediate to St. Colmcilles National School in Bigwood.

Accommodation includes Ent hall, sitting room, Kitchen dining room, utility room, wc, sun room, study/office 4 double bedrooms the master en-suite and walk in wardrobe and family bathroom.

The attic is fully floored with fitted velux windows and is suitable for conversion subject to planning permission.

The gardens are beautifully landscaped with a wide variety of flower beds, mature shrubs trees and a selection of trees extending to c. 1 acre.

The property is accessed via a gated entrance by a tarmacadam driveway.

Heating is oil fired.

The property has its own well and septic tank and windows are double glazed throughout.

Viewing of this beautiful home is highly recommended.

## ACCOMMODATION:

### **Kitchen/Dining Room** 3.59 x 6.96

Recessed lighting, tiled flooring, wall & floor units, granite worktop, range master duel gas & electric oven, 4 ring hob & hotplate, american fridge

### **Utility Room** 2.69 x 2.15

Tiled flooring, PVC door to rear, fitted floor units

### **Sitting Room** 4.88 x 5.40

Solid timber flooring, marble fire place, 4 windows

### **Sunroom** 3.59 x 3.02

Solid oak flooring, double doors to outside

### **WC** 1.50 x 1.52

Fully tiled, WC & WHB

### **Bedroom 5** 3.59 x 2.96

Solid wooden floor, access to attic, 2 windows

### **Bathroom** 2.87 x 2.06

Fully tiled, bath, shower, WC & WHB

### **Bedroom 1** 3.59 x 4.19

Solid floor, 3 windows

### **Bedroom 2** 3.0 x 3.77

Solid floor, window to rear

### **Bedroom 3** 3.59 x 4.11

Solid floor, 2 windows

### **Master Bedroom** 5.0 x 4.99

Window to rear

**Guide Price €330,000 EUR**

**RE/MAX**

**Team Fogarty**

MLS ID: 770821008-6

RE/MAX is an international network of independently owned and operated offices offering a variety of real estate and relocation services.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. | Created by iList. Powered by GryphTech.

# For Sale

Detached



**Walk In Wardrobe** 1.50 x 2.30

Solid floor, fitted units

**Ensuite** 1.31 x 2.13

Fully tiled, WC & WHB with storage unit, electric shower, window to rear

**Hallway** 11.00 x 2.00

Teak front door, solid flooring, recessed lighting



**Guide Price €330,000 EUR**

MLS ID: 770821008-6

**RE/MAX**  
Team Fogarty

RE/MAX is an international network of independently owned and operated offices offering a variety of real estate and relocation services.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. | Created by iList. Powered by GryphTech.