



Scartnadriny, Kilbrien , Dungarvan, Co. Waterford

Spacious Architecturally Designed family home construction near completion.

REA Spratt offer this fabulous home set on a 2 acre site, the property will be finished to a builders finish and offers extensive will proportioned family accommodation at both ground and first floor. Having the benefit of a 2 acre site the property offers potential for a pony or just generous family living, set at the foothills of the Comeraghs.



Guide Price: €250,000

REA Spratt

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SPRATT

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Accommodation

Entrance Porch	3.98m x 1.76m
Entrance Hallway	6.37m x 4.48m
Sittingroom	6.73m x 5.18m
Back Hall	2.933m x 2.73m
Bedroom 1	4.56m x 3.28m
Ensuite	2.35m x 2.17m
Bedroom 2	4.93m x 4.3m
Ensuite	2.87m x 2.3m
Bedroom 3	5.835m x 3.74m
Bedroom 4	3.7m x 2.56m
Bathroom	3.67m x 2.43m

Timber flooring, 3 velux roof lights, gallery landing
 Wc-Whb off (3.08 c 1.76)
 Timber floor, very generous electrical spec, vaulted ceiling with recessed spot lights.
 Timber floors
 Measurement excludes wardrobe space) Ensuite off, 2 sets of French doors off.
 Tiled
 Timber floor, Ensuite off, French doors to balcony
 Tiled
 Timber floor
 Timber Floor
 Shower, full suite, tiled



Some Features

- Quiet scenic location
- Blank canvas for interested purchasers.
- Constructed to high specification
- Spacious accommodation.

Negotiator: Eamonn Spratt FRICS. FSCSI. FIAVI
Viewing: By prior arrangement only
Guide Price: €250,000
BER: BER: PENDING
 BER No.
 Energy Performance Indicator: XXX kWh/m²/yr

