

Country living minutes from the City





Dún an Óir, Newrath, Waterford City, Waterford





€350,000

MLS ID:
770821001-1077

 Bedrooms: **4**

 Bathrooms: **3**

 Total SqM: **170**

 Year Build: **1930**

Detached - For Sale - Waterford City

Re/MAX Team Fogarty are delighted to present Dun an Oir to the market, a beautiful four bedroomed 3 bathroom detached home. Dun an Oir is located on the highly sought-after Newrath Road, this home enjoys all the benefits of country living whilst also being a five-minute drive and a fifteen-minute walk to Waterford City Centre. This location allows immediate access to the M9 and N25 major routes.

Set on a 0.9 acre elevated site, the property is surrounded by mature gardens, enjoying great privacy, as well as idyllic views toward the River Suir and the Thomas Francis Meagher bridge. A quiet mature residential area, Newrath is adjacent to Waterford Golf Club and is a short walk to all local amenities in the Ferrybank suburb. Ferrybank with the proposed development of the North Quays in the coming years will be the hub of access and amenities within Waterford City and the South East.

Features of this wonderful home include high ceilings a large floored attic space and bright light filled rooms. Accommodation includes 3 reception rooms, a kitchen dining room, 4 bedrooms, ensuite, bathroom, shower room, wc, utility area and sunroom. The property is serviced by own private well.

Outside there are two patio areas, a well maintained lawned garden with well stocked flower beds with natural stone wall surrounds and a number of outbuildings. Dun an Oir presents the opportunity to live in a beautifully mature location combining the best of countryside living minutes from the city.

Energy Efficiency



454.19 kWh/m² per year

Rooms:

Entrance Hall	4.28 x 1.51
Sitting Room Open Fire, fitted carpets, fitted curtains	5.72 x 3.62
Living Room Fitted carpet and curtains	2.88 x 3.34
Living Room Fitted carpet and curtains	3.64 x 4.5
Kitchen Fitted Kitchen, Bay Window	5.76 x 3.0
Sunroom Tiled floor & blinds	3.74 x 3.0
Shower Room Fully tiled, WC, electric shower	1.0 x 1.68
Bathroom Fully tiled, bath, WC, electric shower	1.86 x 2.54
Bedroom 1 Fitted wardrobe, fitted carpet & curtains	3.56 x 3.43
Ensuite Jack and Jill Style, Fully Tiled, WC, Shower	3.16 x 1
Bedroom 2 Fitted wardrobe, fitted carpet and curtains	3.27 x 3.36
Bedroom 3 Fitted wardrobe, fitted carpet and curtains	4.57 x 3.12
Bedroom 4 Fitted wardrobe, fitted carpet and curtains	2.42 x 3.67

Gallery



Broker/Owner



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