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**DROMANA  
CAPPOQUIN  
CO. WATERFORD**

Deceptive 4 bedroom bungalow on mature scenic site.



**Guide Price: €208,500**

This deceptive bungalow residence is situated on a mature site , located on scenic Dromana Drive. It is practically equi-distant from the picturesque village of Villierstown and the bustling Town of Cappoquin which provides all services. Accommodation: Entrance porch, inner entrance hall, sitting room, kitchen/breakfast room, back porch, utility off, 4 bedrooms, bathroom, wc/whb.

**Viewing by prior arrangement only**

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**Property Consultants, Estate Agents, Auctioneers, Valuers. Est. 1938**

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## Accommodation Details

Entrance porch	1.28 x 2.11 Metres (4'2'' x 6'11'') Sliding door, tiled floor.
Inner Hallway	4.01 x 1.65 Metres (13'2'' x 5'5'') Timber floor.
Sittingroom	4.51 x 3.32 Metres (14'9'' x 10'11'') Timber floor, built in pine units, solid fuel stove.
Kitchen/Diner	4.53 x 3.14 Metres (14'10'' x 10'4'') Full range of floor & eyelevel units incorporating breakfast counter. Electrical appliances included.
Rear Hallway	2.22 x 2.15 Metres (7'3'' x 7'1'') Built in units & generous worktop. Door to rear garden.
Bedroom 1	3.71 x 3.18 Metres (12'2'' x 10'5'') Timber floor, generous built in wardrobes.
Bathroom	1.70 x 2.43 Metres (5'7'' x 8'0'') Walls & floor fully tiled. Triton T90 Si Electric Shower.
Bedroom 2	3.73 x 2.37 Metres (12'3'' x 7'9'')
Guest WC	2.73 x 1.45 Metres (8'11'' x 4'9'') Plumbed for shower.
Bedroom 3	3.51 x 2.37 Metres (11'6'' x 7'9'') Door to rear, wired for kitchenette.
Bedroom 4	3.86 x 3.94 Metres (12'8'' x 12'11'')
Outside:	Two drives entering the property, tarmacademed yard to rear, patio area to rear. South west facing generous rear garden. Garden Shed, c. 300 sq.ft. Site, 0.4 of an acre.
Services:	Water via group sewerage scheme, septic tank. Phone & OFCH Available.
Inclusions:	All floor coverings, all window furnishings, all light fittings and all electrical appliances.
Directions:	Proceed from Dungarvan to Cappoquin. At last bend approaching Cappoquin, turn left. Pass by factories, proceed on taking the 1st turn to the right down a hill. Pass through Dromana Bridge. Property is the second roadside bungalow.



