



Arderra, Mooncoin, X91 TY26, Kilkenny

4 bedroom detached farmhouse with outbuildings on c. 1 acre

This excellent property comprises a two storey detached farmhouse in a farmyard setting with a range of outbuildings standing on a mature 1 acre site. The farmhouse which is approximately 150 years old has been extensively refurbished and extended in recent years. The outbuildings include three stone buildings and a yard. The house is presented in immaculate condition and includes a kitchen, utility room, shower room, 3 reception rooms, 4 large bedrooms and a family bathroom. Outside the property has extensive road frontage and is set out in lawns with mature shrubs and trees. This property will appeal to those who enjoy country living yet within 10 minutes of Waterford city. Location The property is located in the townland of Arderra approx. 4.5 km north of the village of Mooncoin, Co. Kilkenny and approx. 13 km north of Waterford city. This is a rural location where the predominant land use is agriculture with a mix of one off detached houses. Accommodation Entrance Hall Pine Floor. Sitting room - 3.23m x 4.11m Fireplace with wood burning stove. Pine floor. Sheeted timber ceiling. Kitchen - 3.75m x 5.4m Fitted floor and wall mounted kitchen units. Range Master cooker incorporating a 6 plate gas hob and electric oven. Extractor hood. Tiled floor. Sheeted timber ceiling. Utility Room - 6.4m x 4.97m Plumbed for washing machine. Tiled floor. Sheeted timber ceiling with Velux roof light. Back door. Toilet/Shower Wet area, tiled floor and walls. Sheeted timber ceiling. Reading Room - 4.0m x 4.25m Pine floor. Timber sheathed ceiling. Stairs to first floor. TV Room - 3.88m x 4.13m Fireplace with original traditional fan. Split doors to garden. FIRST FLOOR Landing with Velux roof light. Bedroom 1 - 4.24m x 3.6m Fitted double wardrobe. Bedroom 2 - 3.56m x 3.33m Built in wardrobe, bookshelves and desk. Bathroom - 2.11m x 2.97m Bath, w.h.b. and w.c. Shower unit with electric shower. Tiled floor and walls. Bedroom 3 - 3.3m x 3.83m Fitted double wardrobe. Hot press with d.i.g. Bedroom 4 - 3.83m x 4.19m Outside C. 1 acre of grounds set out in lawns with mature trees and shrubs. Outbuildings include 3 stone buildings and a yard.

BASE INFORMATION:

Bed : 4
Bath : 2

BUILDING INFORMATION:

Number of Floors : 2

CONVENIENCE:

General Amenities: Electric Shower, Double Glazed Windows,
Energy Savings Amenities: Wood Stove, Oil Fired Central Heating, Fireplace,
Exterior Amenities: Patio, Lawn,
Interior Amenities: Curtains, Carpet, Blinds,