

The Glen, Faithlegg, Co. Waterford









Bungalow on c7 acres with site with full planning permission (and no restrictions) for 4 bedroom architect designed chalet style house overlooking the River Suir.





The property is located adjacent to Faithlegg House Hotel and Golf Club, six miles from the centre of Waterford City, at the end of a cul-de-sac. The property has stunning views over the river.



A sweeping avenue around a rockery approaches the house. The property is very private - yet not isolated.



Inside	Approx. dimensions	Details	Photos
Entrance Hall		Beamed ceilings, tiled floor	

			
Sitting Room	12' 4" X 12'	Slate floor tiles, beamed ceiling, granite fireplace. Double French doors open into the sunroom. There is a recess to the right hand side of the fireplace.	 
The Sun Room	16' 7" X 16' 0"	Tiled floor. French windows opening to outside patio area. View to the River Suit	
The Kitchen	20' 11" X 10' 4"	Tiled floor, beamed ceiling. Floor and wall units. Double French Doors leading to patio area. View from the front to River Suir, to side over the Minaun wood	

<p>The Bathroom</p>	<p>11' 0" X 8' 6"</p>	<p>Tiled floor to ceiling. WC, wash hand basin, bath and corner shower unit with power shower</p>	
<p>The Bedroom</p>	<p>14' 1" X 10' 0"</p>	<p>Tiled floor, Double French Doors to patio area. Direct view over the River Suir</p>	
<p>The Dressing Room</p>	<p>10' 3" X 7' 0"</p>	<p>Hanging wardrobes and shelves floor to ceiling.</p>	
<p>Outside</p>			
<p>Entrance to property</p>		<p>Large well stocked rockery. There is a pathway up to the house at the back of the rockery.</p>	
<p>Stables</p>	<p>12 stables (12X12)</p>	<p>Causeway Coast wooden stable block. Laid out in two parallel blocks of six stables. The entire yard is concreted and has ample parking space for lorries. There is an extra large parking area at the entrance of the property.</p>	

<p>Manege</p>	<p>40M X 20M</p>	<p>"Equestrian Surfaces" artiturf arena. High quality silica sand was imported and mixed with fibre and rubber. Fantastic riding surface. There is a 4 rail treated timber fence, and sleepers run all the way round kick boards.</p>	
<p>Building Site</p>		<p>Full planning without restrictions for 4 bedroom architect designed house.</p> <p>Stunning view of the River Suir</p>	

There is also an optional 3 bedroom chalet type double mobile home on the property. This has 2 double bedrooms with built in wardrobes (1 with en suite wc, whb and shower), 1 bedroom with built in bunk beds, a separate shower room with wc and whb., sitting/dining area and kitchen. Kitchen is plumbed for washing machine and dishwasher, and has space for full size fridge. Most of the interior is lined with pine.



For more details please contact the auctioneers
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Guide Price: €950,00