

Pauline Sugrue

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FOR SALE - "Potters Cottage"

Potters Cottage is a two storey traditional house with two added extensions one at the front and one at the rear, from which the owners ran their small pottery business for many years. The house has a small bedroom downstairs and two further bedrooms upstairs, a good sized room in the old part of the house and a separate sitting room, bathroom, the rear extension has a kitchen and a dining room. Form of heating is night storage heaters and wood burning stove.

Accommodation Briefly: Sun Room, Sitting room, Living Room, Bathroom, Small Bedroom used as Kiln Room. Upstairs: Hallway, Bedroom 1 and Bedroom 2.

Outside: Wooden Storage Shed.



Ber Number: 107632267. Energy Performance rating: 397.05 kWh/m²/yr

O.I.R €122,000

Ref No: 1081

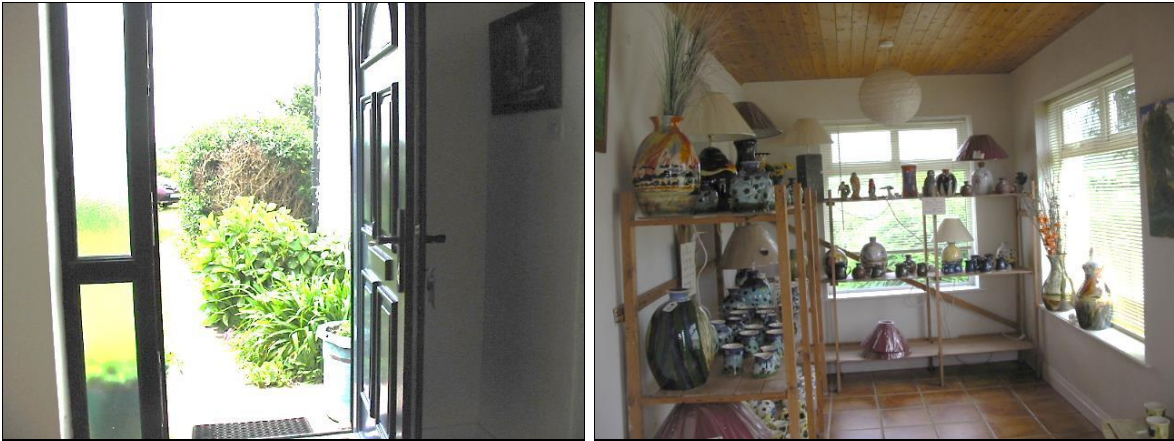
The particulars herein are issued by Pauline Sugrue on the understanding that any negotiations in respect of the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm for themselves and the vendors/lessors disclaim any responsibility for any inaccuracy or omission in the particulars and terms of the properties referred to or for any expenses that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Viewing should be by prior appointment with us and our representative will accompany prospective clients. Any reasonable offer will be submitted to the owners for consideration.

"Potters Cottage" Resume

Sunroom

5.26m x 2.33m

Tiled Flooring



Sitting Room

4.80m x 4.22m

Partly tiled floor, laminate wood flooring, wood burning stove,



Living Room

4.21m x 2.77m

Laminate wood flooring, stove



Bathroom 1.94m x 1.67m

Tiled floor to ceiling, bath, sink, toilet



Small Bedroom / Box Room 3.03m x 2.41m

Now used as a pottery storage room

EXTENSION

Lounge 3.62m x 5.73m

Partly tiled and partly laminate wood flooring,



Kitchen 2.83m x 3.62m

Tiled flooring, some fitted units and work tops, washing machine, rear door



UPSTAIRS

Hallway

4.38m x 1.57m



Bedroom 1

4.43m x 3.84m

Wood flooring, radiator



Bedroom 2

3.89m x 2.87m

Wood flooring



OUTSIDE

Wooden storage shed, lawn,



Additional Information

- Property is partially double glazed with uPVC windows
- Close to Waterville village and all its amenities
- Close to Waterville's Hog's Head Golf Course and Waterville Links
- Includes most contents,

All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be true but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself or otherwise as to the correctness of them.

Viewing is strictly by appointment.