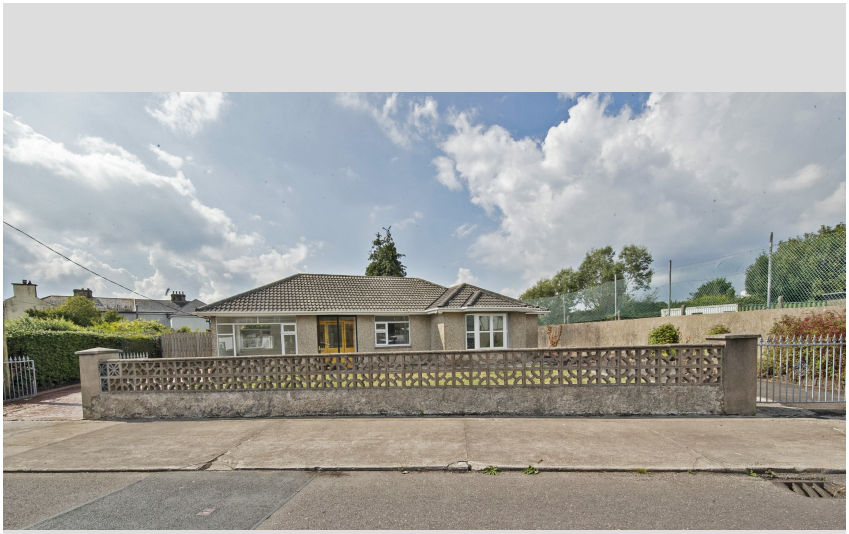
Radley Auctioneers
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Abbeyside, Dungarvan
Waterford
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"Toomard" Sarsfield Street, Abbeyside, Dungarvan

Starting Bid: €445,000.00







For sale by Radley Auctioneers via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Toomard, Sarsfield Street, Abbeyside, Dungarvan, Co. Waterford X35 X624

Location, Location, Location!

We are delighted to bring to the market Toomard, a detached three-bedroom bungalow superbly positioned on Sarsfield Street in the heart of Abbeyside Village.

Extending to approximately 1,415 sq ft, this property offers a fantastic opportunity for purchasers looking to create a home to their own taste in one of Dungarvan's most desirable and convenient locations.

The location is exceptional. The Waterford Greenway is less than a one-minute walk away, while Abbeyside Beach, the church, schools, shops and local amenities are all within easy reach. Dungarvan Town Centre and its excellent selection of restaurants, cafés

and shops are also close by.

Excellent Potential & Full Planning Permission

A major feature of Toomard is the excellent potential it offers. Full planning permission was granted on 14th March 2022 for both a single-storey extension and a two-storey extension to the rear of the property, offering the new owner an exciting opportunity to substantially enhance and extend the existing
accommodation.

Planning Reference: 21/957.

Internally, the house is well proportioned and provides a versatile layout. The spacious living room measures approximately 20'7" x 14'7" and connects to a generous family room measuring 21'6" x 11'11", providing excellent space for everyday family living and entertaining.

The kitchen measures 9'3" x 12'1" and benefits from an adjoining pantry, while the large central hallway connects the accommodation throughout.

There are three bedrooms, including a particularly spacious primary bedroom with its own ensuite bathroom, together with two further bedrooms and a family bathroom.

Outside, Toomard really comes into its own. The property enjoys a large, private and mature rear garden, providing wonderful outdoor space and further enhancing the potential of the property.

There is off-street parking to the front, together with the added benefit of two entrance gates, one on either side of the house.

With its superb Abbeyside location, generous site, spacious existing accommodation and the benefit of planning permission already granted for substantial extensions, Toomard represents a rare opportunity.

Whether you are looking for a family home, retirement home or holiday property, this is a home where location and potential combine exceptionally well.

Viewing is highly recommended.

Accommodation
Living Room: 20'7" x 14'7"
Family Room: 21'6" x 11'11"
Kitchen: 9'3" x 12'1"
Pantry: 9'8" x 5'10"
Primary Bedroom: 14'0" x 13'8"
Primary Ensuite Bathroom: 12'6" x 6'0"
Bedroom 2: 11'11" x 9'9"
Bedroom 3: 10'1" x 10'3"
Family Bathroom: 6'4" x 5'10"

Hallway: 11'2" x 20'0"
Total Floor Area: Approx. 1,415 sq ft

Features

Detached three-bedroom bungalow
Prime location in the heart of Abbeyside Village
Approximately 1,415 sq ft
Waterford Greenway just a one-minute walk away
Close to Abbeyside Beach, schools, church and shops
Within easy reach of Dungarvan Town Centre
Excellent potential to modernise and create a superb family home
Full planning permission granted for single-storey and two-storey extensions
Planning Ref. 21/957, granted 14th March 2022
Large private rear garden
Off-street parking
Two entrance gates, one on either side of the property
Oil-fired central heating
Excellent family, retirement or holiday home
Highly sought-after Abbeyside location

To view or make a bid contact Radley Auctioneers or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.