Radley Auctioneers
23 Church St
Abbeyside, Dungarvan
Waterford
X35 EY70
t: 058 42168
email: denise@radleyauctioneers.com

Mahon View, Briska, Lemybrien, Mahon Bridge

Starting Bid: €397,500.00

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.

Key Features:

Detached residence on c. 1 acre
Detached garage
Approx. 2,241 sq ft of accommodation
Three ensuite double bedrooms on ground floor
Flexible and spacious first-floor accommodation
Mature landscaped gardens with private setting
Large patio area ideal for outdoor living
Impressive gated entrance with tarmac driveway
Oil-fired central heating
C1 BER rating

Nestled in the heart of the stunning countryside at Mahon Bridge, this is a truly exceptional

residential location, set at the foothills of the Comeragh Mountains and just moments from the renowned Mahon Falls. The area is widely celebrated for its breathtaking natural beauty, offering uninterrupted mountain views, peaceful surroundings, and an abundance of outdoor pursuits right on your doorstep.

Ideally positioned close to the Waterford Greenway, the property enjoys easy access to one of Ireland's most popular walking and cycling routes, linking Dungarvan to Waterford City. The location also benefits from convenient access to both Dungarvan Town Centre and Waterford City Centre, ensuring a perfect balance between tranquil rural living and modern day convenience. A selection of well-regarded primary and secondary schools are within easy reach, making this an ideal family setting.

This is a home that truly stands out. Extending to approximately 2,241 sq ft, this impressive detached dormer residence is set on a beautifully maintained c.1 acre site with mature landscaped gardens and a detached garage, offering privacy, space, and a high standard of finish throughout.

Constructed approximately 25 years ago, the property is of timber frame construction and benefits from a strong C1 BER rating, ensuring comfort and energy efficiency.

The ground floor accommodation is both spacious and well-proportioned, comprising a large, light-filled living room with a fitted stove, creating a warm and inviting family space. A separate dining room to the front features patio doors opening out to the garden, ideal for entertaining. To the rear, the kitchen is fitted with solid units and complemented by a large central island/breakfast bar. A utility room with rear access adds further practicality. Also on the ground floor are three generously sized double bedrooms, all of which are ensuite, along with a guest WC.

The first floor, converted from the attic, offers excellent additional accommodation with a number of versatile rooms, a family bathroom, and extensive storage within the eaves—ideal
for a growing family, home office, or hobby space.

Externally, the property is equally impressive. The home is approached via a gated entrance with stone boundary walls and a sweeping tarmac driveway surrounding the house.
The landscaped gardens are mature and private, complemented by a large patio area perfect for outdoor dining and relaxation.

Additional features include oil-fired central heating, double glazed windows and doors a private well and a septic tank system. This is a superb family home finished to a high standard both internally and externally, offering space, privacy and a prime countryside setting.

Total Floor Area: 208m2

Early viewing is highly recommended.

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.