

For Sale

No. 1 Hunterswood, Ballinakill, Waterford.



No. 1 Hunterswood is a large split level two storey four bed detached property extending to c. 3,200 sq.ft. located within a cul-de-sac of just 5 similar house types, in a private residential development, just off the Dunmore Road in Waterford City. The property is architecturally designed and has been extended from the original house type. Ground floor accommodation comprises of entrance hallway, living room, downstairs wc, kitchen, dining room, sitting room and utility. First floor accommodation includes one bedroom with en suite. The dormer section of the property includes three double bedrooms, two of which are en suite, and main bathroom. The attic is fully floored and is suitable for conversion. The property is heated by gas fired central heating has a large tarmac front driveway and landscaped gardens front and rear. Viewing comes highly recommended by appointment with Selling Agents: DNG Thomas Reid Auctioneers 051 852233

BER NO. 105890412

Asking Price €395,000

PSRA Licence No. 002015

Accommodation:

Lower Ground Floor

Entrance Hall

3.10 x 4.90

Double height feature atrium with marble floor and solid ash staircase leading to first floor.

Living Room

3.90 x 6.90

Recessed lighting and coving to ceiling with marble fireplace, surround sound cabling, TV and telephone points.

Downstairs Wc

WC, WHB, with tiled walls and floor.

Upper Ground Floor

Kitchen

3.50 x 3.83

Solid Oak Shaker style kitchen with Chrome T-bar handles, granite work surfaces and return to splash-back. Dual sinks and integrated dishwasher, stainless steel Siemens oven and gas hob. American style fridge freezer. Roman blinds to window.

Dining Room

5.95 x 5.27

Located just off the kitchen, with feature 3/4 height glazed wall overlooking rear garden with French doors to side onto cobble locked patio area. Tiled flooring matching kitchen. Solid Oak feature dresser with glazed display cabinets matching kitchen.

Sitting Room

4.80 x 7.10

Coving to ceiling, Spotlights and wired for surround sound. Marble fireplace, ample sockets, TV and telephone points and Patio door.

Utility

2.70 x 1.90

Oak cupboards and tiled matching kitchen. Plumbed for washing machine and dryer.

First and Second Floors

Bedroom 1

3.90 x 2.90

Carpet to floor, tailor made curtains and built-in wardrobes.

En Suite

Quadrant shower, radiator, WC and WHB. Tiled floor and walls in mosaic marble tiles.

Landing

Hot Press with ample storage.

Bedroom 2 4.70 x 3.40
Tailor made curtains, carpet flooring and walk-in wardrobe.

En Suite
Power Electric shower, WC, WHB, tiled floor and walls in ceramic and glass tiles.

Master Bedroom 4.10 x 6.20
Carpeted flooring, tailor made curtains, Sliderobe wardrobes,
and recessed lights.
TV point. Extended from original house.

En Suite
Power Electric shower, WC, WHB. Walls and floor in marble tiles.

Bedroom 4
Radiator.

Bathroom 2.40 x 3.50
Shower, Jacuzzi bath, WC and WHB. Chrome heated towel rail.

Attic 3.10 x 13.10
Attic area fully floored, ideal for conversion. Stira Stairs.

Garden Details Large tarmacadam driveway with ample parking, gardens in lawn with professionally landscaped beds on either side. Beautifully landscaped south west facing rear garden with shrubbery, rockfaced bedding plants and trees.

Features Architect designed residence which has been extended from original house type with many attractive features.

Heating Gas Fired central heating.

BER: Rating: E1
BER No: 105890412
EPI: 311.46 kWh/m2/yr

**Viewing by prior appointment with DNG Thomas Reid Auctioneers
on 051-852233**

DNG Thomas Reid Auctioneers PRSA License No. 002015



Living Room



Kitchen



Bedroom 1



Landing



Bedroom 2



Master Bedroom



Bathroom



Garden

DOUGLAS NEWMAN GOOD
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FOR SALE

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