

For Sale

No. 8 Kings Channel, Waterford.



Appealing four bedroom detached family home with bright and spacious accommodation situated in a quiet cul de sac overlooking the River Suir with picturesque views of The Island and River Estuary. Ground floor accommodation comprises of entrance hallway, lounge, living room/dining room, kitchen, utility room, downstairs wc and bedroom 4. The first floor accommodation includes three bedrooms (master en suite) and main bathroom. Oil fired central heating and PVC double glazed windows. Benefiting from a south facing rear garden with patio area.

Built to the highest standard. BER No. 105369938 Viewing of this property comes highly recommended by prior appointment with Sole Selling Agents: DNG Thomas Reid Auctioneers 051 852233

Asking Price €265,000

Accommodation

Entrance Hall

Tiled flooring, cornice detail to ceiling, pine feature half turn staircase.

Lounge

Solid pitch pine flooring, wood burning stove, 6.00 x 5.53
cornice detail to ceiling, solid pine bar unit with back bar & counter. (19'8" x 18'2")

Living Room/ Dining Room

At lower level to hall, pine flooring, 5.75 x 5.45
Bay window with wooden Venetian blinds, antique pine fireplace, (18'10" x 17'10")
sliding patio door to rear garden.

Kitchen

Split level from dining area, 3.62 x 2.68
Pine fitted kitchen with ground and eye level units, (11'10" x 8'9")
Glazed cabinets and fitted wine rack.
Gas fired range cooker with stainless steel extractor fan, integrated appliances with
dishwasher and fridge. Tiled floor and splash back.

Utility Room

Tiled floor, fitted storage units matching kitchen. Internal oil fired boiler unit.

Separate Wc

Wc, Whb, tiled floor, side entrance.

Bathroom

Tiled floor & walls partially tiled, corner bath, wc & whb.

Bedroom 4

Carpeted floor, curtains. 2.62 x 2.90
(8'7" x 9'6")

Bedroom 3

Carpeted floor, curtains. 2.97 x 2.61
(9'9" x 8'7")

Bedroom 2

Carpeted floor, curtains. 3.97 x 3.03
(13'0" x 9'11")

Bedroom 1

Fitted wardrobes, sliding patio door to balcony, carpeted floor.

4.55 x 3.95
(14'11" x 12'11")

En Suite

Tiled floor & Walls, Triton electric shower, Velux window.

Garden Details

Gardens in lawn with south facing rear garden with patio, barna shed, tarmac driveway.

Features

PVC double glazed windows.

Heating

Oil fired central heating.

BER:

Rating: C3

BER NO: 105369938

EPI: 212.31kWh/m2/yr

Property Location

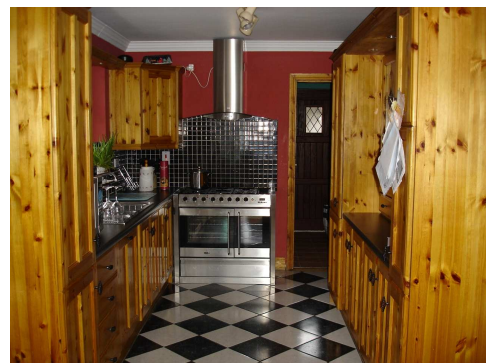
On entering Kings Channel, second turn right, second house on right.

Viewing by appointment with selling agents DNG Thomas Reid Auctioneers

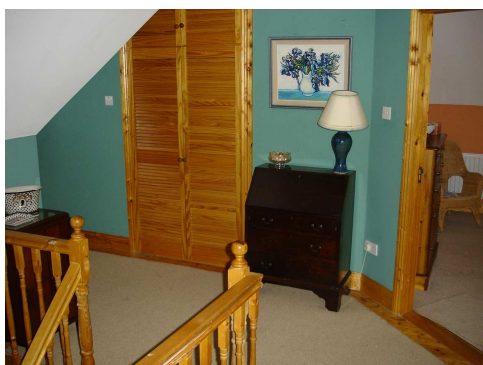
Ph: 051-852233



Dining Room



Kitchen



Landing



Sitting Room



Living Room



Master Bedroom



Rear Garden



Sitting Room



View from property

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