



Apt. No. 19 Kingswood, Ballinakill, Waterford. X91TF24.

For Sale

€265,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's: 2
Size: c. 118 sqm. /c. 1,270 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Large high specification first floor three bedroom apartment with balcony located within the exclusive development and gated community of Kingswood. Situated on the approach road to Waterford Castle, Kingswood is an exclusive development of just 14 apartments and six detached homes. The Apartment benefits from a superior quality fit out and spacious accommodation comprising of entrance hall, large open plan living/kitchen/dining area, utility room, master bedroom with en-suite bathroom, guest bedroom with walk-in wardrobe and en-suite shower room and a third single bedroom or study, together with a sizable dedicated store room at second floor level. Heating is provided by gas under floor heating system and all windows are high quality double glazed. For Viewing arrangements, please contact Sole Selling Agents - DNG Reid & Coppinger.

LOCATION

Located within the popular residential area of Ballinakill on the Dunmore Road, the property is situated within walking distance of University Hospital Waterford, The Brasscock Shopping Complex, and both the Tesco and The Ardkeen Shopping Centres. The property also located within easy reach of the new outer ring road, giving easy access to the Waterford IDA Industrial estate, the new M9 Waterford to Dublin motorway via the Southlink Bridge, and the N25 Rosslare to Cork Roads.

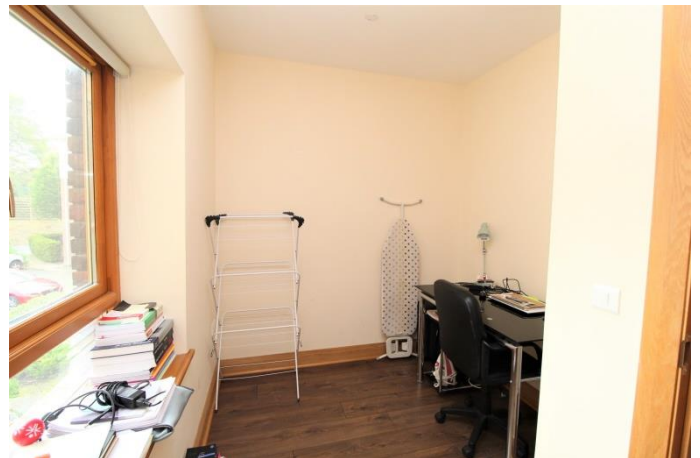
ASKING PRICE €265,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233.**



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ACCOMMODATION

Entrance hall

Tiled flooring. Cloak room/storage area. Hot Press.

Living Room **6.88 x 5.17**

Large open plan living and dining area. Laminate wood flooring throughout. Marble fireplace with gas fire. French doors to balcony.

Balcony off Livingroom **4.00 x 2.69**

With Westerly aspect for evening sun.

Kitchen **2.85 x 3.25**

Tiled flooring. Cream high gloss fitted kitchen with S/Steel electric Neff oven and microwave. Integrated dishwasher. Tiled floor and splashback.

Utility Room **1.45 x 1.60**

Tiled flooring. Plumbed for washing machine and dryer. Fitted work surfaces.

Bedroom 1 **3.07 x 3.29**

Laminate wood flooring. Walk in wardrobe. Roller blinds.

En Suite

Tiled floor and walls to ceiling. WC, WHB and Shower. Quadrant shower. Bespoke bathroom ware.

Bedroom 2 **3.78 x 3.94**

Laminate wood flooring. Roller blind to window.

Bedroom/Study **2.29 x 3.34**

Laminate wood flooring. Roller blind to window.

Bathroom **2.67 x 2.34**

WC, WHB, Shower and Bath. Tiled floor and walls to ceiling. Quadrant shower with mains shower unit. Chrome heated towel rail. Bespoke bathroom ware.

GARDEN

Balcony with Westerly aspect for evening sun.

Two dedicated on-site parking spaces.

FEATURES

High quality fit-out including solid oak doors skirting and architrave

Lift access to all floors

Fully equipped Sacvolini Italian designer kitchen

Central vacuum system

Video Intercom to front door

Dedicated parking

Large secure upstairs store room

BER

Rating: B3

BER No.: 113413504

EPI: 141.46 kWh/msq/yr