

## For Sale

### No. 21 Glenville, Dunmore Road, Waterford



No. 21 Glenville is a substantially extended and totally renovated four bedroom semi-detached house, designed by Fewer Harrington & Partners. The property was totally renovated in 2012 including all electrical, heating and plumbing as well as being substantially extend to now comprise c. 170 sqm /1829 sq.ft. of accommodation. This bright and spacious property has been redecorated to the highest modern standards including new kitchen, fitted wardrobes, bathroom suites and flooring throughout. The property includes a newly built two storey extension providing a new kitchen, dining and living area at ground floor level, as well as a new master bedroom suite at first floor level. The property boasts a host of features including zoned gas fired central heating, high standard rosewood uPVC double glazed windows and doors, south facing rear garden with block built garden shed, side entrance, and off street parking to front. Ideally located in Glenville on the Dunmore Road, the property is within easy walking distance of local amenities including Waterford University Hospital, The Ardkeen shopping centre, and is also within walking distance of the City Centre. For further information and viewing arrangements, contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

**BER: No. 104836234**

**Asking Price €249,000**

**PSRA Registration No. 002015**

## Accommodation

### **Entrance Hall**

High quality laminate walnut flooring. Fitted storage units.

### **Study**

Flooring matching hall. Fitted storage units.

3.09 x 2.52

### **Sitting Room**

High quality laminate wood flooring. Marble fireplace with gas fire insert. Coving to ceiling.

5.55 x 3.56

### **Living Room**

High quality laminate wood flooring matching hall. Solid fuel stove built in with marble plinth. TV Point.

3.97 x 3.55

### **Kitchen/Diner**

Flooring matching living room. Feature vaulted ceiling throughout with Velux roof lights. Feature retractable Bi-fold door system to rear garden with integrated blinds. Fully fitted cream kitchen with chrome handles and solid wood counter tops with counter top lighting, tiled splashback, gas hob and stainless steel extractor unit, integrated dishwasher, double oven and fridge freezer.

6.98 x 3.24

### **Utility Room**

Fitted storage units, plumbed for washing machine and dryer, hot press.

2.59 x 1.84

### **Downstairs WC**

Linoleum. Tiled walls. WC. WHB.

### **Stairs & Landing in carpet, Velux roof light**

### **Master Bedroom**

Vaulted ceiling, carpet flooring, walk in fitted wardrobes

3.00 x 7.36

### **En Suite Shower Room**

Tiled flooring. WC WHB Shower. Tiled walls to ceiling. Heated towel rail. High quality sanitary ware. Illuminated vanity unit.

### **Staira Attic Stairs – to floored attic**

### **Bedroom 2**

Carpet flooring. Curtains to window.

3.51 x 2.78

### **Bedroom 3**

Carpet flooring. Curtains and black out integrated window system blinds.

2.56 x 3.55

### **Bedroom 4**

Carpet flooring. Curtains and black out integrated window system blinds

3.53 x 2.58

### **Main Bathroom**

Tiled flooring. WC, WHB, Bath, Electric shower over bath, tiled walls. Coving to ceiling.

2.53 x 1.89

**Garden**

South facing near garden in lawns with patio area. Block built garden shed with garden porch. Walled trim lined boundary with side entrance. Off street parking to front with lawned gardens.

**Features**

Zoned Gas Fired Central Heating.  
New plumbing and wiring throughout property in 2012.  
Substantial Extension and Renovation designed by Fewer Harrington & Partners, Architects.  
Rosewood woodgrain PVC double glazed high spec windows and doors.  
Staircase stairs with floored attic for storage.  
BER Rating B3

**Heating:**

Zoned Gas Fired Central Heating

**BER:**

Rating            B3  
BER No.         104836234  
EPI:              149.9 kWh/m2/yr

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

**DNG Thomas Reid Auctioneers PSRA License No. 002015**











DOUGLAS HEWMAN COOQ  
**DNG**

**THOMAS REID**

**FOR SALE**

[www.dng.ie](http://www.dng.ie)

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