



## No. 45 The Village, Ballygunner, Waterford

**For Sale**

**€440,000**



PSRA Licence Number: 002015



17 Lombard Street  
Waterford  
T: 051852233 E: [info@thomasreid.ie](mailto:info@thomasreid.ie)  
[www.thomasreid.ie](http://www.thomasreid.ie) [www.dng.ie](http://www.dng.ie)



## DESCRIPTION

Impressive four bedroom detached home of c. 2,200 sq. ft., in pristine modern condition throughout, this property offers spacious living accommodation with generous gardens and detached garage. Accommodation is comprised of entrance hall, living room, sitting room, dining room, kitchen, utility room, down stairs WC, four spacious double bedrooms with master bedroom with en-suite and walk in wardrobe and main bathroom. The property benefits from a tarmac driveway, large side entrance with vehicular access, gas fired central heating, uPVC windows and doors. Immaculately presented, viewing of this turnkey condition property is a must.

## LOCATION

Conveniently located within Ballygunner Village, just c. 3 miles from Waterford City.

**ASKING PRICE €440,000**

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
DNG THOMAS REID AUCTIONEERS 051852233**



dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.





Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

## ACCOMODATION

### Entrance Hall

Marble tiled floor. Feature staircase with half turn and open balcony over hall. Coving to ceiling.

### Sitting Room 4.39 x 5.05

Wood flooring. Feature marble fireplace with open fire. Curtains to bay window with roller blinds. Coving to ceiling. Partition hinged door with decorative glass to Dining Room, giving the ability to open the two rooms into on large reception room.

### Dining Room 4.39 x 4.84

Wood flooring. Curtains to windows. Coving and centre rose to ceiling.

### Kitchen 5.42 x 4.07

Polished porcelain tiled flooring. Solid oak fitted kitchen with island unit, wall and floor fitted units with glass display units. Tiled splash back. Integrated fridge freezer and dishwasher. Rangemaster stove with matching extractor. Coving and spot lighting to ceiling.

### Utility

Tiled flooring. Fitted work surfaces with plumbing for washing machine and dryer. Fitted storage units.

### WC – Downstairs

Tiled flooring. WC. WHB. Walls tiled from floor to ceiling.

### Living Room 4.39 x 4.16

Wooden flooring. Feature marble fireplace with cast iron hearth and marble plinth. Cabled for surround sound. Curtains to bay window with roller blinds. Radiator Cover. Coving to ceiling with centre rose.

### Landing

Carpet flooring. Large open landing with balcony over entrance hallway.

### Bedroom 1 4.39 x 3.53

Carpet flooring. Walk in wardrobe. Curtains to window with roller blinds. Coving to ceiling.

### En-Suite

Tiled floor. WC. WHB. Shower unit with glass screen with a Triton T90si electric shower. Walls tiled from floor to ceiling.

### Bedroom 2 3.96 x 4.17

Wooden flooring. Curtains and roller blinds to window. Coving to ceiling.

### Bedroom 3 3.96 x 4.08

Laminate wood flooring. Curtains and roller blinds to window.

### Bedroom 4 4.39 x 2.71

Laminate wood flooring. Curtains and roller blinds to window.

### Main Bathroom

Polished porcelain tiled flooring. WC. WHB. Corner bath with Jacuzzi and shower fitting. Quadrant shower with Triton T90si electric shower unit. Walls tiled from floor to ceiling. Heating towel rail. Coving to ceiling.

## GARDEN

Large rear garden in lawn with paved patio area. Barna shed. Concrete storage area

## FEATURES

PVC double glazed windows and doors

Large side entrance

Tarmacadam drive around area

Wired for alarm

Outdoor lighting

Detached Garage with central heating, fully insulated, French doors to garden area





## BER

Rating C1

BER No. 105464150

EPI: 173.9kW/msq./yr



dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.