



Blue Water : Rockmount : Knockboy : Waterford : X91 EE7D

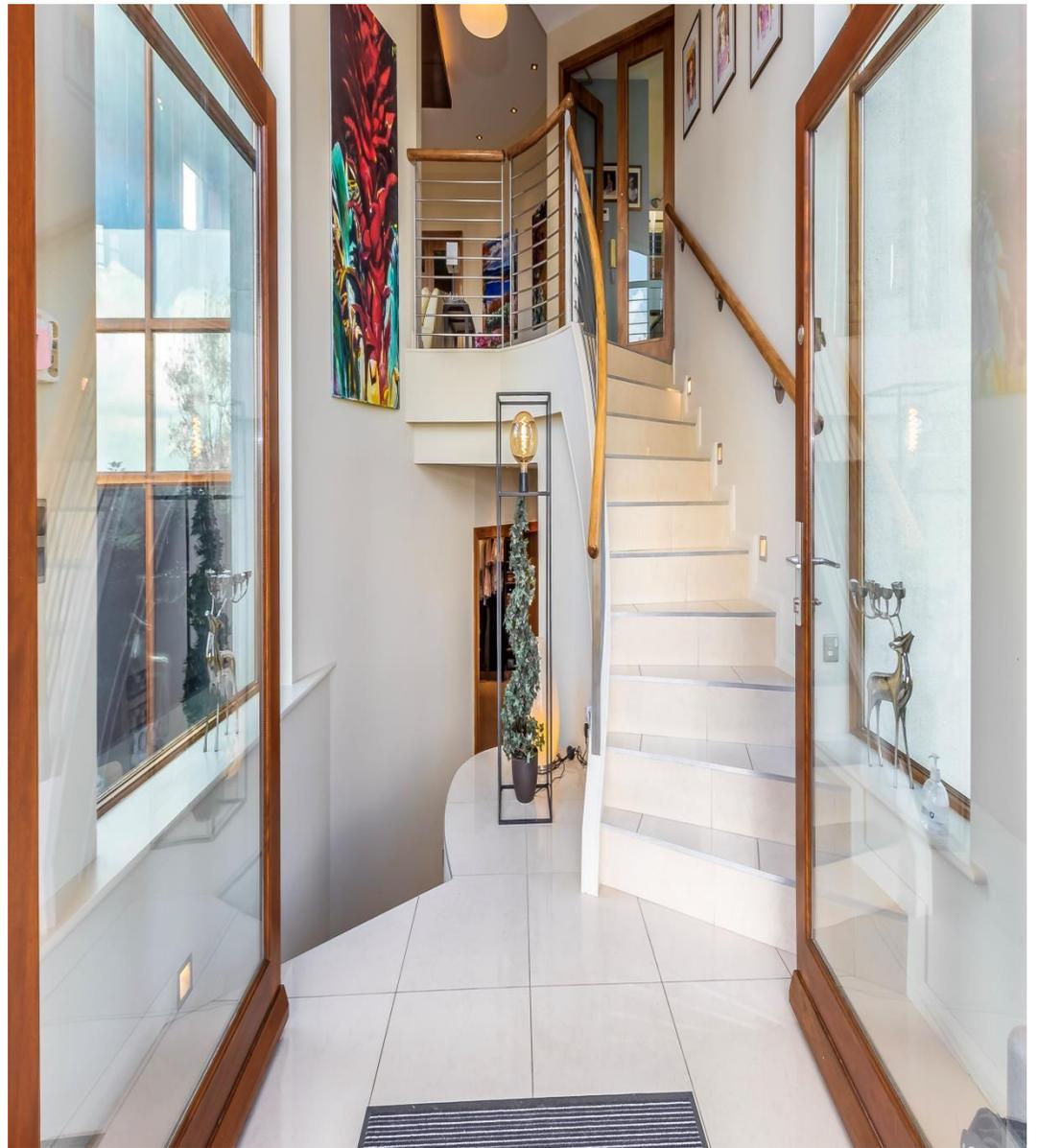
Split level detached residence of c. 464 Sq.m.

PRSA Licence No. 004069





Occupying a large elevated corner site within a small private development, Blue Water is a stunning architecturally designed split level detached residence of c. 464 Sqm. with magnificent river views over the river Suir, 'The Island' and surrounding countryside. Probably the finest modern contemporary property to come to the market in recent years in Waterford City, this substantial and imposing property has been designed and constructed to the highest modern standards and includes a host of architectural and technical features deserving of a property of this standard. Located within the prestigious Rockmount development in Knockboy, just off the Dunmore Road in the Eastern Suburbs of Waterford City, the development comprises of just 8 individual sites. Ideally situated in close proximity to a host of local amenities including Waterford Regional Hospital, The Ardkeen & Tesco Shopping Complex's to name but a few, the property is also situated just c. 2.5km from Waterford City Centre and with main bus route access to all local schools and sports facilities. This superb family home provides bright and spacious living accommodation comprising of entrance hallway, sitting room, living room, large open plan kitchen / living / dining area, laundry room, store room, WC. Overlooking the kitchen and dining area is a games room at second floor level with home office, accessed by a feature spiral staircase. The ground floor level boasts a gymnasium with double height vaulted ceiling, containing a heated swimming pool, sunken hot tub and full gym. The property offers excellent bedroom accommodation with five spacious double bedrooms all with walk in wardrobes. The master bedroom suite boasts a large walk in wardrobe and dressing room, with full en-suite bathroom. The remaining four bedrooms share two en-suite shower rooms in a 'jack & Jill' configuration. Situated in a quiet cul-de-sac the property is approached by a large sweeping tarmac driveway with mature gardens and electric gated entrance. The property has spacious gardens with large raised decked area, patio and garage with car port. The property has the benefit of a digitally zoned 'Air-to-Water' underfloor heating system with additional gas boiler back-up system, Iroko hardwood, argon gas filled double glazed throughout.





ACCOMMODATION

GROUND FLOOR

Hallway

9.33 x 1.44

Italian polished porcelain tiled flooring. Recessed wall spot lights and recessed ceiling lights. Electrically operated black out blinds.

Master Bedroom

6.92 x 5.02

Porcelain tiled flooring. Faber natural gas enclosed log fire. Recessed lighting. Electrically operated black out blinds.

En Suite

4.32 x 2.14

Italian polished porcelain tiled flooring. Wall hung WC. Double WHB on marble counter with vanity unit. Wet room with rain forest shower head. Porcelanosa freestanding contemporary tub. Chrome towel radiator. Walls tiled from floor to ceiling.

Walk in Wardrobe

2.70 x 4.17

Italian polished porcelain tiled flooring. Walnut fitted units

Bedroom 2

4.04 x 4.27

Italian polished porcelain tiled flooring. Recessed lighting. Blinds and curtains to window.

Walk in Wardrobe

1.85 x 2.66

Italian polished porcelain tiled flooring. Walnut fitted units.

Jack & Jill Shower Room

3.30 x 1.77

Italian polished porcelain tiled flooring. Wall hung WC. WHB on marble with vanity unit. Walk in shower with rain forest shower head. Chrome towel radiator. Walls tiled from floor to ceiling.

Bedroom 3**5.36 x 2.96**

Italian polished porcelain tiled flooring. Recess lighting. Blinds and curtains to window.

Walk in Wardrobe**1.83 x 1.58**

Italian polished porcelain tiled flooring. Walnut fitted units.

Bedroom 4**4.33 x 3.98**

Italian polished porcelain tiled flooring. Recessed lighting. Blinds and curtains to window.

Walk in Wardrobe**1.62 x 2.79**

Italian polished porcelain tiled flooring. Walnut fitted units.

Jack & Jill Shower Room**2.99 x 2.87**

Italian polished porcelain tiled flooring. Wall hung WC. Double WHB on marble counter. Chrome towel radiator. Walls tiled from floor to ceiling. Walk in shower with rain forest shower head.

Bedroom 5**4.22 x 4.16**

Italian polished porcelain. Recessed lighting. Blinds to window.

Walk in Wardrobe**2.03 x 1.58**

Italian polished porcelain. Walnut fitted units.

Pool Room/Gymnasium**8.41 x 8.24**

Tiled flooring. Swimming pool 20m Rapid River swim spa with two jets. "Hot Spring" 8 seater hot tub with mood lighting and several jet settings. Rain forest shower. Gym. Vaulted ceiling. Walls tiled from floor to ceiling. Double doors to patio and garden. Glass blocks feature wall. Electrically operated black out blinds.



FIRST FLOOR

Hallway **4.56 x 2.40**

Italian polished porcelain flooring.

WC **1.91 x 1.67**

Italian polished porcelain tiled flooring. Wall hung WC. Free standing Ceramic/Chrome WHB. Recessed lighting. Chrome towel radiator. Walls tiled from floor to ceiling. Blinds to window.

Laundry **4.35 x 3.00**

Italian polished porcelain tiled flooring. Walnut shaker fitted units with polished granite work surfaces and stainless steel sink. Plumbed for washing machine and dryer. Recessed lighting.

Store **4.68 x 2.89**

Italian polished porcelain. Blinds to window

Sitting Room **7.24 x 5.46**

Porcelain honed tiled flooring. Faber natural gas enclosed log fire with polished granite surround. Floating walnut ceiling feature with recessed dimmable strip lights to provide floating effect. Floor to ceiling windows. Electrically operated black out blinds.

Lounge **5.11 x 3.37**

Italian polished porcelain tiled flooring. Faber natural gas enclosed log fire with polished granite surround. Recessed lighting. Electrically operated black out blinds.

WC **2.70 x 1.28**

Italian polished porcelain tiled flooring. Wall hung WC. WHB in glass on chrome unit. Chrome towel radiator. Walls tiled from floor to ceiling. Recessed lighting. Blinds to window.

Cloak Room

Italian polished porcelain tiled flooring.

Kitchen/Dining/Living **6.79 x 11.98**

Italian polished porcelain tiled flooring. Faber natural gas enclosed log fire with polished granite surround. Rational glass/porcelain fronted kitchen with Corian worktop. Miele stainless steel fitted appliances. Floor to ceiling windows. Recessed lighting. Electrically operated black out blinds. Stainless steel/Walnut feature spiral stairs leading from bedroom level to Gallery office /game rooms.

Pantry **2.72 x 2.42**

Italian polished porcelain tiled flooring. Walnut units.

Office/Games Room **6.50 x 2.60**

Italian polished porcelain tiles. Recessed lighting. Full glass windows with roof access. Full size pool table. Wired for home office.





FEATURES

Sizable five bedroom home extending to c. 464 sqm (c. 4,995 sq.ft)

Modern contemporary styled residence with feature limestone and Cedar cladding to exterior

Panoramic views over the city and stunning river and countryside views over 'The Island'

Three reception rooms with home office

In-door swimming pool, Jacuzzi, and gymnasium.

Five well-proportioned bedrooms all en-suite with walk-in wardrobes

Digitally zoned 'Air-to-Water' underfloor heating system with gas boiler back-up system.

Addressable remote lighting system throughout

Mature gardens with tarmacadam driveway and dry-stone wall boundary

Double Car port and garage store room

Concrete Parapet Roof

SITE AREA

Site area is c. 0.54 acres / c. 2,202 sqm

ASKING PRICE

€925,000

VIEWING

By appointment with selling Agents DNG Reid & Coppinger

BER DETAILS

BER Rating: B1

BER No.: 112902622

Energy Performance Indicator: 89.6 kWh/m²/yr



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. DNG Reid & Coppinger 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 DNG Reid & Coppinger. 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.