



No. 5 Cois Coille, Ballinakill, Dunmore Road, Waterford.

For Sale

€449,000

Bedrooms: 4
Reception Rooms: 2
Bathroom's / WC's 3
Size: c. 199sq.m. /c.2,141 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD
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DESCRIPTION

New to the market this impressive A Rated high specification four bedroom detached family home off the Dunmore Road in Waterford and adjacent to The Woodlands Hotel. This beautifully decorated and extremely well maintained property has been completed to a very high standard with a host of upgraded finishes and features, such as Calgery walnut flooring and a designer fitted kitchen with an extensive inventory of high quality appliances. Accommodation comprises of a spacious entrance hall, sitting room, extensive open plan living room, kitchen and dining room, utility room and downstairs wc. Upstairs the property offers very spacious accommodation with four double bedrooms, main ensuite and main bathroom. The property has walled in gardens to the rear with spacious cobble lock patio and garden in lawn. To the front a tarmacadam driveway with ample parking for three cars and shrubbery area.

LOCATION

Within the small development of Cois Coille off the Dunmore Road in the eastern suburbs of Waterford City. This property is located within easy walking distance of a host of local amenities including, Woodlands Hotel and Leisure Centre, The Brasscock Shopping Centre, Waterford University Hospital and both Tesco and Ardkeen Shopping Centres. The property is also on a major bus route with access to all primary and secondary schools. Child care facilities are available in the adjacent Garranmore Estate and at Woodlands Hotel adjacent to the development.

ASKING PRICE €449,000

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



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ACCOMMODATION

Entrance Hall **4.85 x 2.69**

Calgary walnut flooring. Covling to ceiling.

Large Open Plan Kitchen/Dining/Living **8.91 x 9.53**

Calgary walnut flooring. Fitted ivory kitchen units with black granite work surfaces with tiled splashback. Centre island. Integrated double oven, hob, freezer, fridge and dishwasher. Fireplace with marble surround and Henley solid fuel stove. Recess lighting. Covling to ceiling. Sliding patio doors to rear garden. Feature window with garden view.

Utility Room **4.03 x 2.05**

Tiled flooring. Fitted units with sink. Plumbed for washing machine and dryer. Covling to ceiling. Blinds to windows.

WC **2.06 x 1.47**

Tiled flooring. WC. WHB with vanity unit. Walls tiled from floor to ceiling. Covling to ceiling.

Sitting Room **4.24 x 3.75**

Calgary walnut flooring. Covling to ceiling. Blinds to window.

First Floor

Master Bedroom **5.61 x 4.17**

Calgary walnut flooring. Wall to wall fitted wardrobes. Covling to ceiling. Blinds to windows.

En-Suite **3.90 x 1.97**

Tiled flooring. WC. WHB with vanity unit. Double shower. Walls tiled from floor to ceiling. Covling to ceiling.

Bedroom 2 **4.13 x 3.77**

Laminate wood flooring. Fitted wardrobes Covling to ceiling. Blinds to window.

Bedroom 3 **4.11 x 3.87**

Laminate wood flooring. Fitted wardrobes. Covling to ceiling. Blinds to window.

Bedroom 4 **3.97 x 3.82**

Laminate wood flooring. Fitted wardrobes. Covling to ceiling.

Bathroom **3.63 x 2.14**

Tiled flooring. WC. WHB with vanity unit. Bath. Shower. Walls tiled from floor to ceiling. Covling to ceiling.



GARDEN

Garden to the rear has a cobble lock patio with lawned garden and raised beds. To the front of the property the driveway is tarmacadam with low maintenance beds on either side of drive.

FEATURES

A2 rated home

Air to water heating system

Ivory uPVC double glazed windows

High specification finish throughout

Fully Alarmed

BER

Rating: A2

BER No.: 113250989

EPI: 42.01 kWh/msq/yr



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