



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



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie
W: www.dngreidandcoppinger.ie

W: www.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. 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.

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

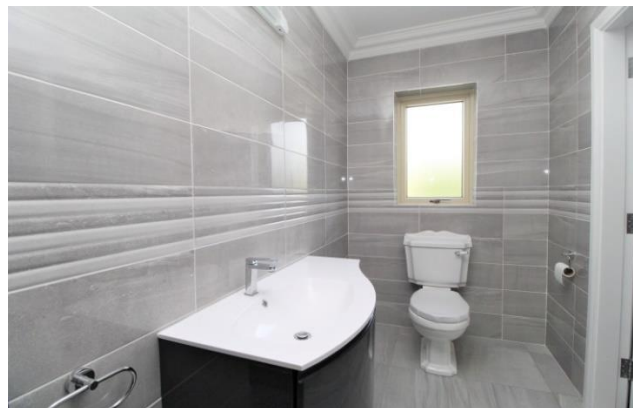
**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**



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. 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.







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.

ACCOMMODATION

Entrance Hall **4.85 x 2.69**

Calgary walnut flooring. Coving 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. Coving 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. Coving to ceiling. Blinds to windows.

WC **2.06 x 1.47**

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

Sitting Room **4.24 x 3.75**

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

First Floor

Master Bedroom **5.61 x 4.17**

Calgary walnut flooring. Wall to wall fitted wardrobes. Coving 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. Coving to ceiling.

Bedroom 2 **4.13 x 3.77**

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

Bedroom 3 **4.11 x 3.87**

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

Bedroom 4 **3.97 x 3.82**

Laminate wood flooring. Fitted wardrobes. Coving to ceiling.

Bathroom **3.63 x 2.14**

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



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.