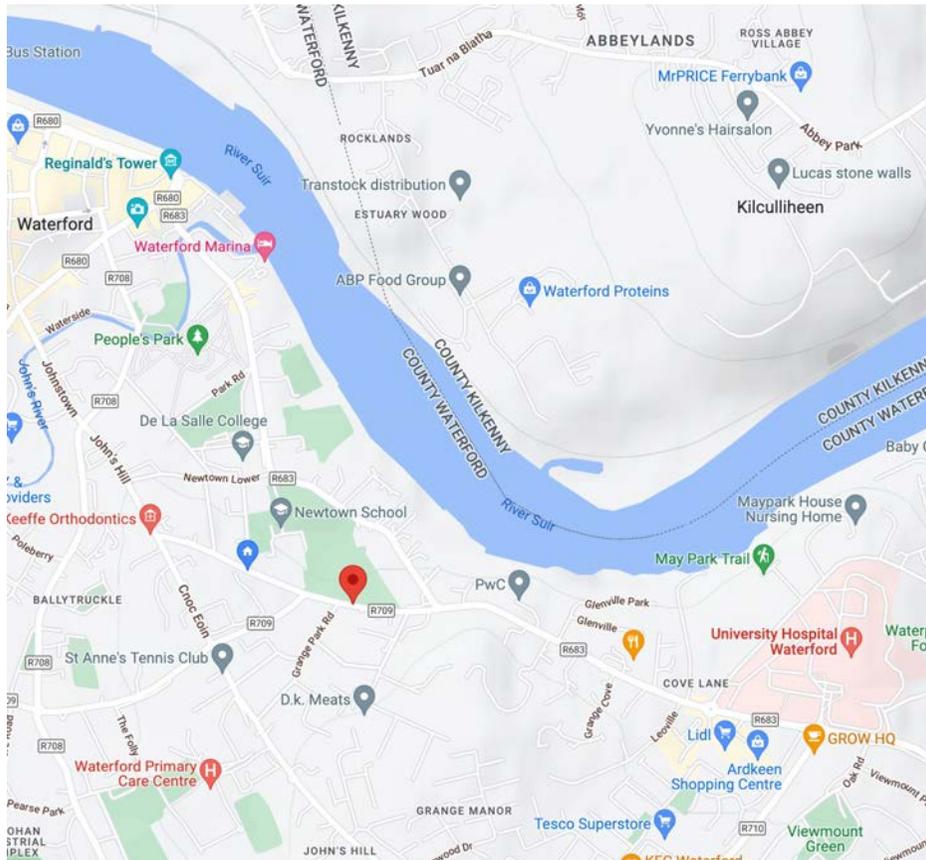




Tullagreen, Passage Road, Waterford. X91 RD2T
Detached residence of c. 195 Sq.m.

ASKING PRICE €650,000
BER B3





Modern, bright and spacious family home

This impressive five-bedroom, three-bathroom family home is presented in walk-in condition having been completely remodelled and upgraded to a very high specification in recent years.

Rarely does a property of this calibre come to the market in such a prime location.

Situated in the mature sought-after location of Passage Road in the Newtown area of Waterford City and within walking distance of a host of local amenities, the property is located in one of Waterford's premier suburbs in an established neighbourhood.

The property is within walking distance of a large selection of primary and secondary schools, sports and leisure facilities and The People's Park. The property is also within easy reach of both the City Centre and the Ardkeen Shopping Complex. The property also enjoys easy access to the outer ring road giving ease of access to the Waterford IDA Industrial Estate, Waterford Institute of Technology and all major routes.

Walk in condition

Accommodation comprises of entrance porch, entrance hallway with featured central staircase, glass and steel balustrade with solid wooden steps, sitting room, large open plan kitchen/diner/living room with Scavolini fitted walnut kitchen with Quartz work top and floor to ceiling Aluclad double glazed windows, bedroom 1 with ensuite, office, utility room and WC. The first floor has four bedrooms, master ensuite and bathroom.

DOWNSTAIRS

Entrance Porch 4.97m x 3.11m

Tiled flooring
Large built in Cupboards

Entrance Hall 2.90m x 1.8m

White Ash timber flooring
Quinn Merriot horizontal panel radiator
Featured central staircase with glass and steel balustrade and solid wood steps
Recessed LED lighting
Built in Cupboards and shelving

Kitchen 4.46m x 6.29m

Tiled flooring
Fitted Scavolini walnut kitchen with Island, Quartz worktop, Integrated fridge freezer, microwave, oven, induction hob and dishwasher
Recessed LED lighting

Sitting Room 4.56m x 6.36m

Montego bay carpet flooring
Free standing log burner
Fitted floating solid wood shelving unit
Air conditioning unit
Aluclad double glazed windows with two large sliding doors and two open and tilt vent doors
Recessed LED lighting

Living Room 4.37m x 4.23m

White Ash timber flooring
Freestanding wood burning stove
Featured built in Fish Aquarium
Quinn Merriot horizontal panel radiator
Recessed LED lighting

Utility Room 3.20m x 2.50m

Tiled. Verona cherry fitted units
Stainless Steel sink unit

W.C. 3.02m x .95m

Tiled floor WC & WHB
Quinn Merriot horizontal panel radiator

Downstairs Bedroom 5 3.27m x 5.03m

White Ash wood flooring
Quinn Merriot horizontal panel radiator
Spanish wood venetian blinds to window

Bedroom 5 Ensuite 1.15m x 3.03m

Tiled floor and walls to ceiling
Laufen WC and WHB with stand
Large shower cubicle with electric shower

Office/Bedroom 6 3.47m x 3.49m

White Ash wood flooring
Quinn Merriot horizontal panel radiator
Spanish wood venetian blinds to window

Garden 28.1mx11.6m

Large patio area - Indian Sandstone Raj Blend
Large Landscaped Garden designed by Peter Dowdall
Three Tiered Tube Water Feature
Large Double Shed
Four Large Vegetable planters
Water Tap
Two Electric Sockets

STAIRS TO FIRST FLOOR

Master Bedroom 5.28m x 3.93m

Montego Bay carpet
Solid wood fitted wardrobes
Recessed LED lighting
Spanish wood venetian blinds to window and Velux

Master Ensuite 3.04m x 2.58m

Tiled floor and walls to ceiling
Large shower cubicle with power shower
Jacuzzi bath tub
Laufen WC and WHB with marble surround and shelving

Bedroom 2 3.49m x 4.26m

Montego Bay carpet
Quinn Merriot horizontal panel radiator
Spanish wood venetian blinds to window

Bedroom 3 3.96m x 3.46m

Montego Bay carpet
Quinn Merriot horizontal panel radiator
Spanish wood venetian blinds to window

Bedroom 4 2.03m x 2.08m

White Ash timber flooring
Quinn Merriot horizontal panel radiator
Spanish wood venetian blinds to window
Built in Cupboards

Loft

Part Floored for storage
Fully insulated loft space

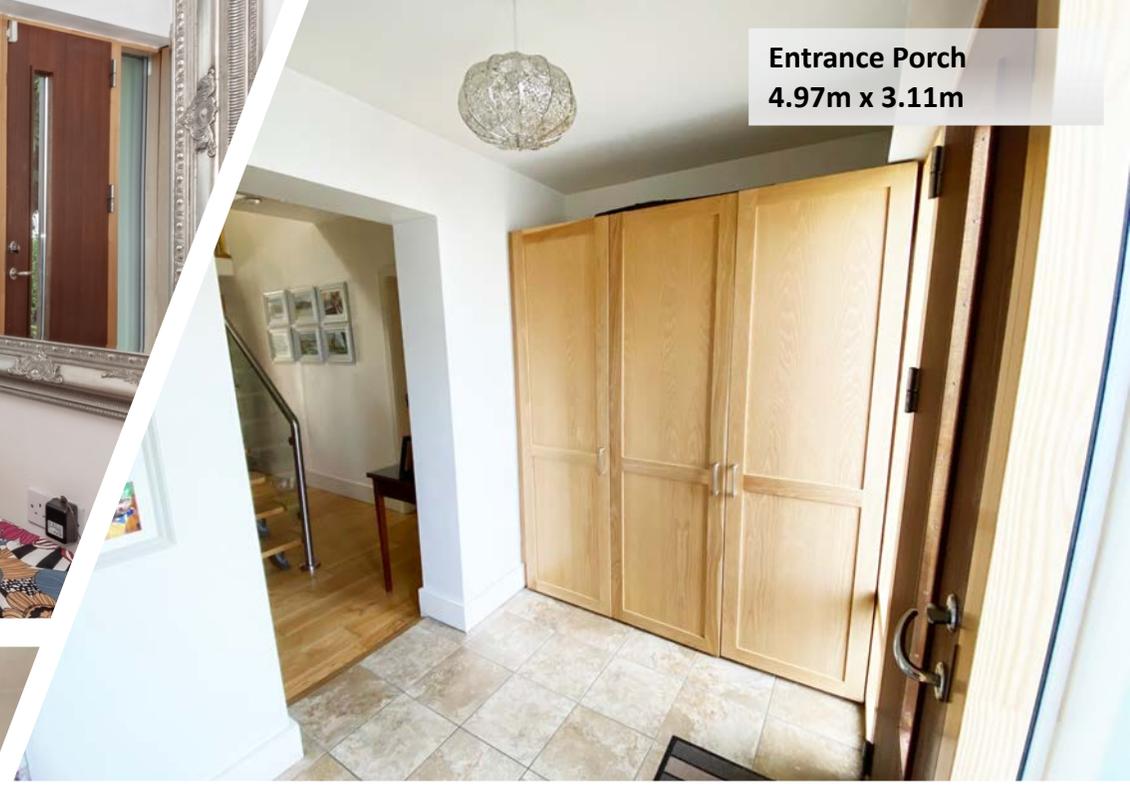
Family Bathroom 2.37m x 2.32m

Tiled floor and walls to ceiling
Laufen WC and WHB and Bath





Entrance Porch
4.97m x 3.11m

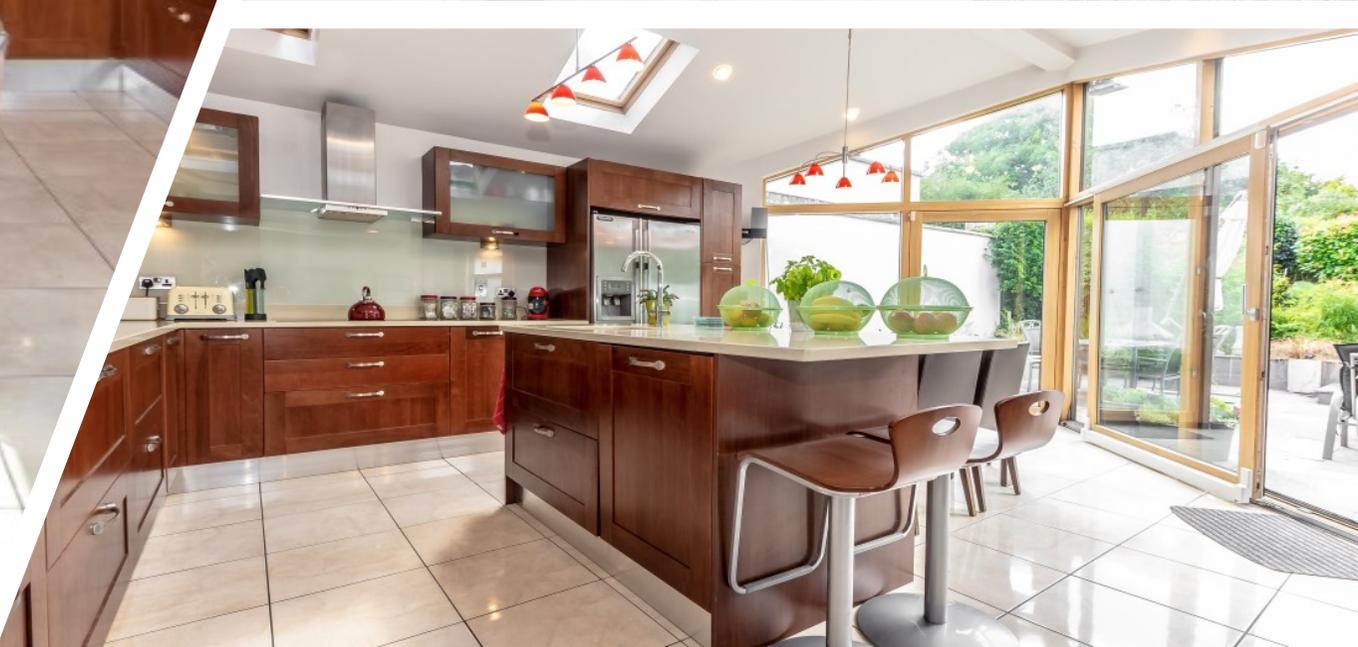






Kitchen
4.46m x 6.29m

Sitting Room
4.56m x 6.36m





Large Patio Area and Garden







Downstairs Bedroom 5
3.27m x 5.03m
Ensuite
1.15m x 3.03m



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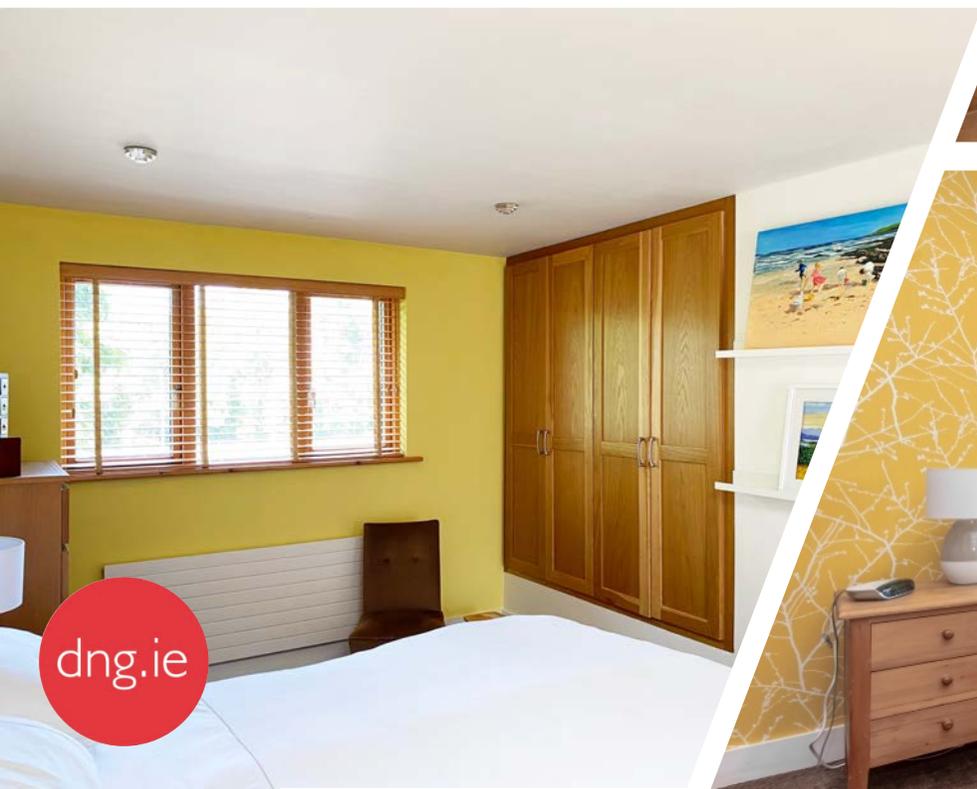


Office/Bedroom 6
3.47m x 3.49m





Master Bedroom
5.28m x 3.93m
Ensuite
3.04m x 2.58m



Bedroom 2
3.49m x 4.26m



Bedroom 3
3.96m x 3.46m



Family Bathroom
2.37m x 2.32m





Bedroom 3
3.96m x 3.46m

