

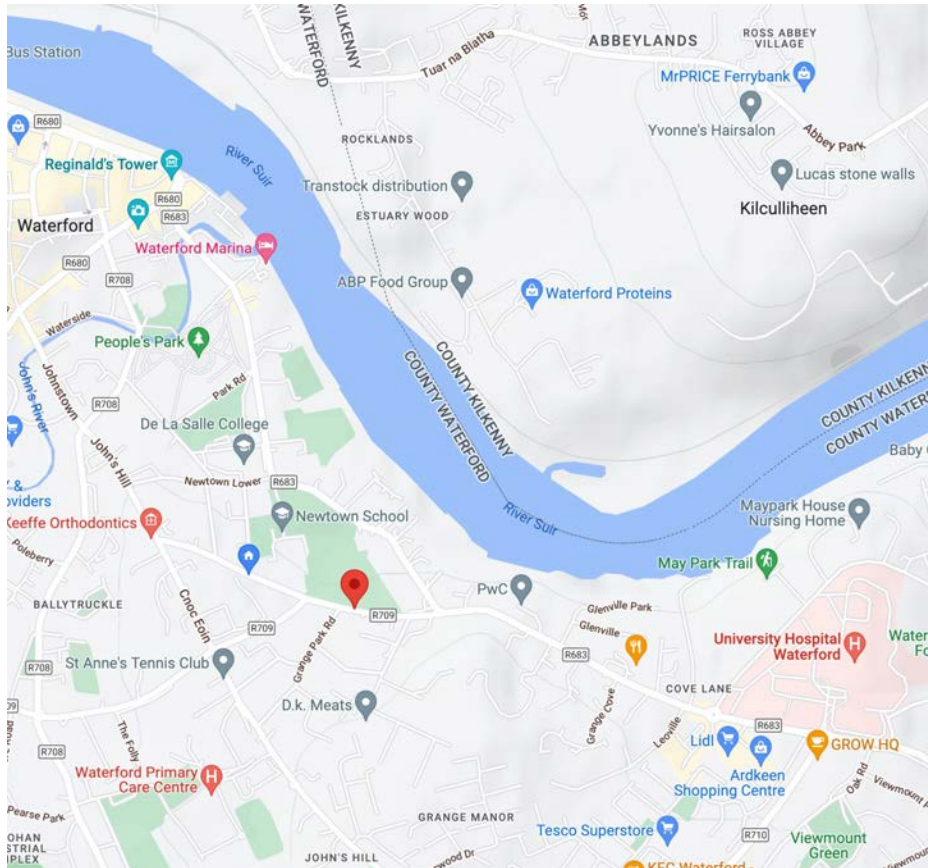


Tullagreen, Passage Road, Waterford. X91 RD2T  
Detached residence of c. 195 Sq.m.

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 being 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

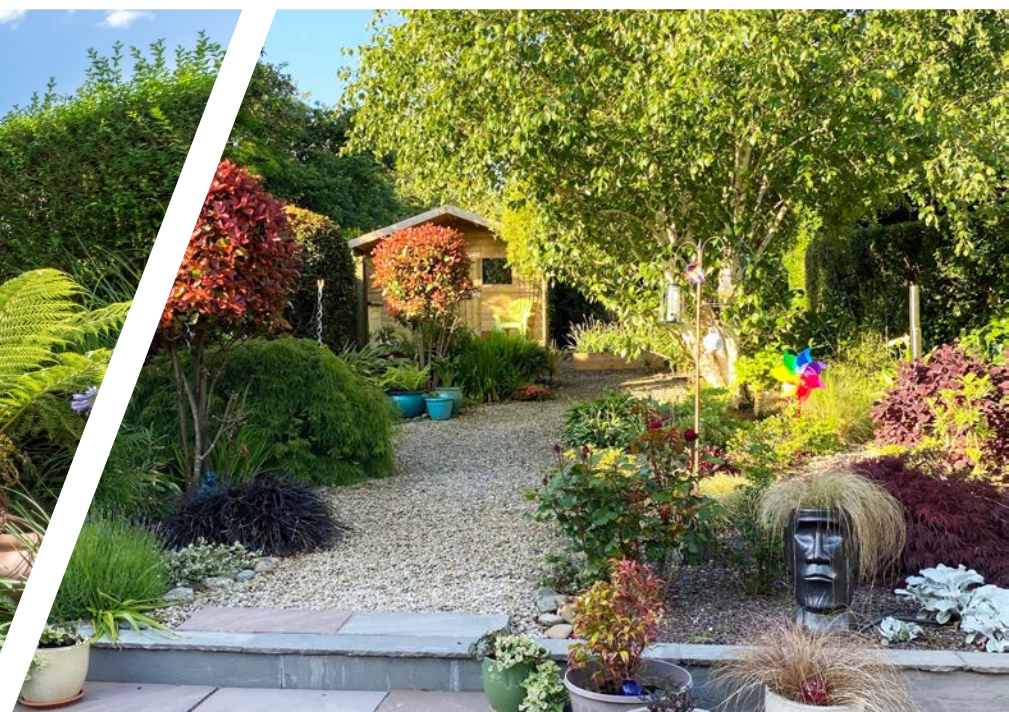
**Sitting Room**  
4.56m x 6.36m















Living Room  
4.37m x 4.23m







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







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**

