



No. 10 Hunters Ave., Castlegrange, Waterford. X91HKW8.

For Sale

€189,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 97.5sqm. /c. 1050 sq.ft.



PSRA Licence Number: 004069

DOUGLAS NEWMAN GOOD
DNG

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DESCRIPTION

In superb modern condition having recently been refurbished throughout, this magnificent three bedroom semi-detached home is beautifully presented and tastefully decorated. The property has recently received a new fitted kitchen, new tiling to all areas, all new en-suite shower room and all new flooring throughout. The heating system has also been upgraded with a new high efficiency gas fired boiler and zoned heating controls. The rear garden has also received a new patio area with raised lawn and pathway to garden the garden shed. The property also has the benefit of uPVC double glazed windows and a new composite front door for added security and reduced heat loss. This stunning property comes to the market in walk-in condition and would ideally suit first time buyers or those upgrading to a larger three bedroom home. Viewing this superb property comes highly recommended.

LOCATION

The property is within easy walking distance of Waterford University Hospital, Tesco and Ardkeen Shopping Centres, as well as a host of schools, sports facilities and local amenities. The location also affords easy access to the City Centre and the outer ring road giving easy access to the IDA Industrial Estate and all major routes.

ASKING PRICE €189,000

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







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ACCOMMODATION

Entrance Hall

New composite front door. Laminate wood flooring. Decorative radiator cover.

WC

Tiled flooring. Blind to window.

Living Room **3.50 x 4.88**

Laminate wood flooring. Fireplace with wooden surround with cast iron inset and marble plinth. Blinds and curtains to window.

Kitchen/Diner **5.45 x 2.93**

Polished porcelain floor. Newly fitted high gloss fitted kitchen. Black granite work surfaces. Grey tiles to splash back. Stainless steel oven and extract unit. Blinds to window.

Stairs and Landing in carpet. Stira attic stairs to attic.

Main Bathroom **2.10 x 2.11**

Tiled flooring. WC. WHB. Bath. Shower over bath. Walls tiled around bath and shower.

Bedroom 1 **4.40 x 3.45**

Laminate wood flooring. Blinds to window.

En Suite

WC. WHB. Shower. Newly tiled floor, splash back and shower. New sanitary ware including wall mounted sink and vanity unit. Chrome heated towel rail. T90 electric shower unit.

Bedroom 2 **3.91 x 3.35**

Laminate wood flooring. Sliderobe wardrobes with additional fitted storage unit. Blinds and curtains to window.

Bedroom 3 **2.55 x 2.52**

Laminate wood flooring. Fitted sliderobe wardrobes. Blinds and curtains to window

FEATURES

House recently fully refurbished

Newly fitted zoned gas fired central heating with new high efficiency boiler

New composite front door

New extensive patio area and pathways

uPVC double glazing throughout

Superb location on the Williamstown Road in the Eastern suburbs

Within walking distance of a host of local amenities



GARDEN

Rear garden with extensive newly completed patio with raised lawn area. Garden in lawn with pathway to garden shed. Front garden in lawn with mature hedging.

BER

Rating: B3

BER No.: 112739271

EPI: 139.3 kWh/msq/yr

