



No. 1 Hunter's Avenue, Castle Grange, Waterford. X91TKV6.

For Sale

€239,000

Bedrooms: 4
Reception Rooms: 2
Bathroom's / WC's 3
Size: c. 119sqm. /c. 1,281sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Spacious and well portioned four / five bedroom semi-detached house, on a large corner site within a private residential development on the Williamstown Road. The property comprises an entrance hall, living room, kitchen / diner, utility room, WC, reception room / bedroom five, and four upstairs bedrooms including master bedroom with en-suite shower room and main bathroom. Bedroom three has the benefit of a large store room in the attic space over the garage. Bedroom four has been converted into a walk-in wardrobe for the master bedroom, which although is advantageous, can be easily reversed and returned to a bedroom. This property would ideally suit owner occupiers or investors and is available with early vacant possession.

LOCATION

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

ASKING PRICE €239,000

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



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ACCOMODATION

Entrance Hall

Laminate wood flooring. Radiator.

Living Room **4.98 x 3.46**

Laminate wood flooring. Marble fireplace with mahogany surround. Curtains and roller blinds.

Study/Garage Conversion **4.85 x 2.59**

Laminate wood flooring. Curtains and blinds.

Kitchen/Diner **5.46 x 2.95**

Tiled floor and splashback. Fitted kitchen with ground and eye level units, electric oven, gas hob, dishwasher. Sliding patio door to rear garden.

Utility Room **1.81. x 2.57**

Tiled floor. Fitted work surfaces. Plumbed for washing machine and dryer. Side door.

W.C.

Tiled floor. W.C. and W.H.B.

Master Bedroom **3.34 x 3.70**

Carpet flooring. Fitted wardrobes. Blinds.

En Suite **1.29 x 2.59**

Tiled floor and walls around shower. WC. WHB., electric shower.

Bedroom 2 **3.25 x 3.44**

Carpet flooring. Fitted wardrobes. Blinds.

Bedroom 3 **2.64 x 3.83**

Carpet flooring. Fitted wardrobes. Blinds.

Bedroom 4/Walk-in Wardrobe **2.21 x 2.58**

Laminate wood flooring. Fitted wardrobes. Blinds.

Main Bathroom **2.29 x 2.06**

Tiled floors and walls to ceiling around bath. WC. WHB. Bath.



GARDEN

Off street parking top the front with gardens in lawn. Mature rear garden in lawn with side entrance.

FEATURES

Superb location within easy walking distance of local amenities

Generous living accommodation with two reception rooms

Corner site with generous gardens

Gas central heating

uPVC double glazing fascia and soffit

BER

Rating: C3

BER No.: 110169406

EPI: 201.27 kWh/msq/yr



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