



No. 10 Hunters Close, Castlegrange, Waterford X91 VXON

For Sale

€165,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 75 sqm. /c. 807 sq.ft.



PSRA Licence Number: 004069



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Waterford
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DESCRIPTION

Excellent 3 bedroom home located in the popular estate of Castlegrange. The property is situated in a Cul de Sac and has the benefit of being a corner site, giving you an extra large rear garden. The property would make an excellent starter home or investment given its close proximity to all amenities. Accommodation comprises of entrance hallway, spacious living room and kitchen/diner. First floor has 3 bedrooms. Master bedroom with ensuite and bathroom.

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. Situated near to a regular bus service that operates daily.

ASKING PRICE 165,000

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



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ACCOMMODATION

Entrance hallway

Tiled flooring. 4.54 x 1.97

Living Room 3.76 x 4.47

Carpet flooring. Fireplace with gas fire insert and marble hearth. Curtains to window.

Kitchen/Diner 5.59 x 3.36

Tiled flooring. Fitted kitchen. Door to rear garden. Blinds to window.

Stairs and Landing in carpet

Master Bedroom 3.85 x 3.92

Carpet flooring. Fitted wardrobes. Curtains to window.

En-Suite 1.09 x 2.63

Tiled flooring. WC. WHB. Electric Shower Tiled walls from floor to ceiling in shower.

Bedroom 2 3.78 x 3.13

Carpet flooring. Curtains to window. Fitted wardrobes.

Bedroom 3 2.81 x 2.78

Carpet flooring. Fitted wardrobes. Curtains to window.

Bathroom 2.36 x 2.51

Tiled flooring. WC. WHB. Electric shower. Walls tiled to ceiling in bath.

GARDEN

On street parking to the front. Large corner site with garden in lawn.

FEATURES

Superb location

Corner site with large rear garden

Gas fired central heating

PVC double glazed windows and fascia and soffit.

BER

Rating: C3

BER No.: 112350491

EPI: 205.15 kWh/msq/yr



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