

## For Sale

### No. 41 The Pines, Ballinakill Downs, Waterford



Generously proportioned and beautifully presented four bedroom detached family home, ideally located within the private development of Ballinakill Downs on the Dunmore Road in eastern suburbs of Waterford City. This superb property is located within easy walking distance of a host of local amenities including The Brasscock Shopping Centre, Woodlands Hotel and Leisure Centre, Waterford University Hospital and Tesco and Ardkeen Shopping Centres. Accommodation includes two reception rooms, dining room, kitchen, utility room, WC, four generous bedrooms with master-bedroom en-suite and main bathroom. Extending to c. 1,750 sq.ft. and being the larger four bedroom house type, the property also occupies a generous site with beautifully presented gardens front and rear. Viewing this superb property comes highly recommended. For Viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

**BER: No. 110601515**

**Asking Price €330,000**

**PSRA Registration No. 002015**

## Accommodation

### **Entrance Hall**

Tiled flooring. Coving to ceiling.

### **Living Room**

3.94 x 5.34

Oak wood flooring. Feature fireplace with gas fire. Coving to ceiling. Curtains to window. Double doors to dining room.

### **Dining Room**

3.94 x 3.44

Oak flooring. Sliding patio door to rear garden. Coving to ceiling. Curtains and blinds to patio doors.

### **Kitchen**

3.60 x 4.02

Tiled flooring. Solid beech shaker style fitted kitchen. Tiled splash back. Stainless steel oven and ceramic hob. Extract fan. Spots lights in pelmet over window. Blinds to window.

### **Utility Room**

Tiled flooring. Fitted work surfaces. Plumbed for washing machine and dryer.

### **WC**

Tiled flooring. WC. WHB. Blinds to window.

### **Sitting Room**

2.8 x 5.43

Laminated wood flooring. Coving to ceiling. Curtains to window.

### **Stars and Landing**

Painted wooden staircase in white with teak hardwood hand rails. Stairs and landing finished in carpet.

### **Master Bedroom**

3.79 x 3.85

Carpet flooring. Fitted wardrobes. Telephone and TV point. Curtains to windows.

### **EnSuite**

2.00 x 1.95

Tiled flooring. WC. WHB. T90si electric shower. Glass shower screen. Tiled walls. Radiator.

### **Bedroom 2**

Carpet flooring. Fitted wardrobes. Curtains to windows

3.23 x 3.86

### **Bedroom 3**

Carpet flooring. Fitted wardrobes. Blinds and curtains to windows

3.23 x 3.86

### **Bedroom 4**

Carpet flooring. Fitted wardrobes. Blinds and curtains to windows

3.23 x 3.86

### **Main Bathroom**

2.76 x 1.96

Tiled flooring. Quadrant bath with shower mixer. Tiled walls from floor to ceiling. WC. WHB. Curtains to windows. Radiator.

### **Garden**

South East facing rear garden in lawn with mature trees. Paved patio area. Off street parking to front for two cars, and lawned gardens. Barna shed.

### **Features**

Beautifully presented and extremely well maintained property.  
Large four bedroom house type of c. 1750 sq.ft. (larger four bedroom house type).  
Four generous double bedrooms.  
Two reception rooms and separate dining room.  
Superb location within walking distance of a host of local amenities.  
Off street parking for two cars.

**Heating:** Gas fired heating with new condenser boiler. Zoned heating controls.  
**BER:** Rating C1  
BER No. 110601515  
EPI: 155.89 kWh/m2/yr

**Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233**

**DNG Thomas Reid Auctioneers PSRA License No. 002015**















DOUGLAS NEWMAN GOOD

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**FOR SALE**

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