



## No. 23 Carraig Heights, Gracedieu, Waterford. X91 YW0Y

**For Sale**

**€229,000**

**Bedrooms:** 4  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c. 101.64 sqm. /c. 1,094 sq.ft.



PSRA Licence Number: 004069



52 High Street  
Waterford  
T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)  
W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

W: [www.dng.ie](http://www.dng.ie)

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



## DESCRIPTION

Well-proportioned four bedroom semi-detached residence with four generous sized bedrooms ideally located in the Gracedieu area of Waterford City. The property comprises entrance hall, living room, kitchen / Diner, WC at ground floor level. Four generous sized bedrooms including master bedroom and en-suite shower room and main bathroom are located at first floor level. The property has a large south facing rear garden in lawn with patio area, and front garden in lawn with large cobble-lock driveway. The property is situated on a spacious corner site in a quiet cul de sac with uninterrupted views over Waterford City. The property has the benefit of gas fired central heating and uPVC double glazed windows.

## LOCATION

The property is in a central location with easy access to the City. Access to the N25 and all other routes via the Carrickpherish and outer ring road, and also the new South-link Bridge giving access to the M9 Waterford to Dublin Motorway. The property is situated in a mature residential development, and within walking distance of the Waterford Greenway. Situated 5 mins walk from Ballybricken and 10 minutes' walk from the city center.

**ASKING PRICE €229,000**

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



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.





*Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.*

## ACCOMMODATION

### Entrance Hall 5.38 x 1.88

Laminate wood flooring.

### Living Room 4.00 x 4.90

Laminate timber flooring. Open fire place with gas fire inset. Double doors to kitchen/diner. Blinds to window. Coving to ceiling.

### Kitchen/Diner 5.92 x 4.09

Tiled flooring. Fitted kitchen. Sliding doors to rear patio and garden

### WC 2.00 x .94

Tiled flooring. WC. WHB.

## First Floor

### Bedroom 1 4.45 x 3.06

Carpet flooring. Fitted wardrobes. Blinds to window

### En Suite 2.40 x .92

Tiled flooring. WC. WHB. Electric shower. Tiles around shower.

### Bedroom 2 3.11 x 3.58

Laminate wood flooring. Fitted wardrobes. Curtains to window.

### Bedroom 3 2.63 x 2.75

Carpet flooring. Curtains to window.

### Bedroom 4 2.93 x 2.86

Carpet flooring.

### Bathroom 1.98 x 1.80

Tiled flooring. WC. WHB. Bath with electric shower. Walls partially tiled

## GARDEN

South facing rear garden with patio area

Front garden lawn with large cobble-lock driveway

## FEATURES

Spacious corner site in a quiet cul de sac

Over looking a green area

uPVC double glazed windows

Gas fired central heating

Magnificent views over Waterford city

## BER

Rating: D1

BER No.: 114298565

EPI: 228.43kWh/msq/yr

