



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



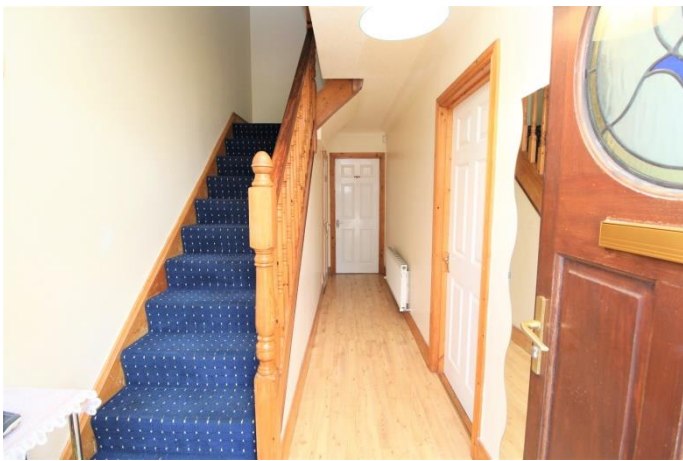
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DESCRIPTION

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**

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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