

## For Sale

**No. 28 Sylvan Close, Grantstown Park,  
Dunmore Road, Waterford**



Immaculate three / four bedroom detached two-storey residence, on a well appointed south-west facing site, in pristine condition throughout.

Located within the popular private development of Grantstown Park on the Dunmore Road, the property is situated within easy walking distance of Waterford Regional Hospital, The Brasscock Shopping Centre, and both the Tesco and The Ardkeen Shopping Centres. The property is also within easy reach of the new outer ring road, giving easy access to the Waterford IDA Industrial estate, the new M9 Waterford to Dublin motorway, and the N25 Rosslare to Cork Roads. The property consists of entrance hall, living room, sitting room, kitchen with dining area, utility room, WC, three generous bedrooms, and main bathroom. Heating is provided by a newly installed efficient oil fired heating system, and all windows are teak double glazed and are in perfect condition. BER C2 NO. 100310 For Viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

**Asking Price € 175,000**

## Accommodation

### **Entrance Hall**

4.27 x 2.11

Laminate wood flooring, Radiator.

### **Sitting Room**

3.64 x 8.47

Laminate wood flooring matching entrance hall, feature cast iron fireplace with marble plinth and wood surround.

Curtains and roller blinds to window, ample power points and tv point.

### **Living Room**

2.89 x 3.25

Carpet flooring, roller blinds to window, telephone point.

### **Kitchen**

5.79 x 3.32

Large open plan kitchen with dining area. Tiled flooring throughout.

Pine fitted kitchen units at ground and eye level.

Curtains and roller blinds to window.

Sliding patio door to rear garden and patio area.

### **Utility Room**

1.63 x 1.65

Tiled matching kitchen.

Plumbed for washing machine and tumble dryer.

### **Downstairs WC**

1.10 x 1.62

WC, Whb. Tile flooring.

### **Stairs and Landing in Carpet**

### **Bedroom 1**

4.43 x 3.66

Spacious double bedroom. Laminate wood flooring, fitted wardrobes, curtains and roller blinds to window. T. V. point.

### **Bedroom 2**

3.67 x 3.64

Generous double bedroom. Laminate wood flooring, fitted wardrobes, curtains and roller blinds to window.

### **Bedroom 3**

1.92 x 2.71

Single bedroom with laminate wood flooring, fitted wardrobes, curtains and roller blinds to window.

### **Main Bathroom**

1.70 x 2.34

WC, Whb, Bath. Triton T90si electric shower over bath.

Tiled walls around bath.

### **Features:**

Teak double glazed windows & doors

Upvc fascia & soffit

Oil Fired central heating with newly installed efficient oil fired boiler

Large south-west facing rear garden

### **Garden:**

Driveway and garden in lawn to the front

Mature south-west facing rear garden in lawn with patio.

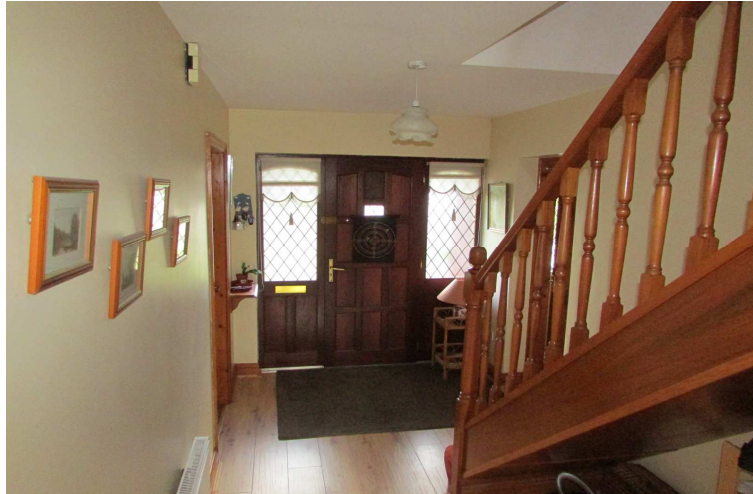
Block built garden shed.

**Heating:** Oil fired central heating

**BER:** Rating: C2  
BER No: 100310  
EPI: 177.82kWh/m2/yr

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

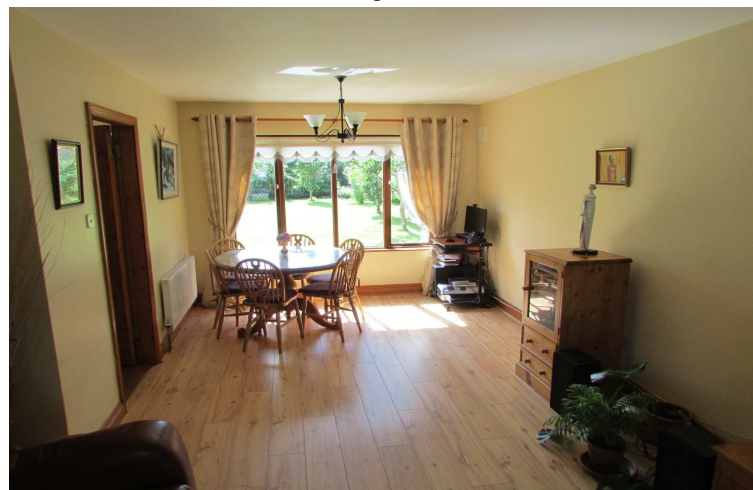
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**Entrance Hall**



**Livingroom**



**Sittingroom**





**Kitchen**



**Dining area**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bathroom**



**Rear Garden**



**Rear of Property**



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