

## For Sale

### No. 40 Viewmount Park, Dunmore Road, Waterford



No. 40 is a Beautifully presented three bedroom semi-detached property located within the mature Dunmore Road development of Viewmount. In excellent modern condition throughout, this stunning property has been tastefully decorated and very well maintained. Approached by a cobblelock driveway and gated entrance, the property occupies a large site with gardens in lawn to the front and parking for two cars. With the benefit of gas fired central heating the property has uPVC double glazed windows and doors throughout, and has been reinsulated in recent years to keep up with modern standards. With all the benefits of a modern house, this property affords the purchaser the charm and character of a mature established development, in a location that is central to all amenities including Waterford University Hospital, Tesco and Ardkeen shopping centres, as well as the Brasscock Centre and Woodlands Hotel and Leisure Centre. Accommodation comprises entrance hall, living room, sitting room/dining, kitchen, study and WC. First Floor: master bedroom, main bathroom, one double bedroom and one single bedroom. For viewing arrangements, please contact sole selling agents DNG Thomas Reid Auctioneers 051 852233

**BER: No. 108450933**

**Asking Price €185,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

Tiled porch. Solid oak flooring to hallway.

### **Living Room**

4.03 x 4.28

Wooden flooring. Marble fireplace with marble surround. Blinds to window

### **Sitting Room/Dining**

6.27 x 3.45

Tiled flooring to Sitting Room. Fireplace with oak surround and gas fire inset. Blinds to window. Solid oak flooring to dining area. Patio door to rear garden. Curtains to patio door.

### **Kitchen**

4.49 x 2.25

Solid oak flooring. Cream shaker style fitted kitchen with ground and eye level units. Tiled splash back. Blinds to window

### **Study**

3.34 x 2.41

Laminate wood flooring. Blinds to window

### **WC**

2.36 x 1.48

Tiled flooring. WC. WHB. Shower. Tiled walls from floor to ceiling.

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

### **Master Bedroom**

4.10 x 3.39

Wooden flooring. Curtains and blinds to windows

### **Main Bathroom**

Tiled flooring. WC. WHB. Bath. T90 electric shower over bath. Tiled walls from floor to ceiling

### **Bedroom 2**

4.08 x 4.18

Wooden flooring. Fitted wardrobes. Curtains and blinds to windows

### **Bedroom 3**

2.60 x 3.17

Wooden flooring. Extensive fitted wardrobes

### **Garden**

Garden to rear in lawn with garden shed. Mature hedge and tree lined boundary. Garden to front in lawn with cobble lock driveway

### **Features**

Beautifully decorated throughout  
Gas fired central heating  
uPVC double glazing

### **Heating:**

Gas fired central heating

### **BER:**

Rating D1

BER No. 108450933

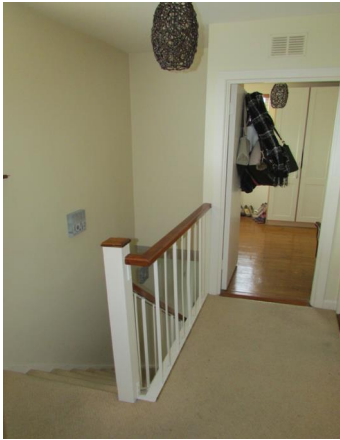
EPI: 257.29 kWh/m<sup>2</sup>/yr

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

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









DOUGLAS NEWMAN GROUP

# DNG

THOMAS REID  
**FOR SALE**

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