



## No. 32 The Pines, Ballinakill Downs, Waterford. X91 TH2P.

**For Sale**

**€375,000**

**Bedrooms:** 4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 3  
**Size:** c. 137sq.m. /c. 1,475 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Situated in a quiet enclave of similar house types overlooking a large green area, this stunning four bedroom semi-detached home comes to the market in superb modern family home condition. The property has been tastefully decorated in neutral colours and has received a number of upgrades in recent years including new triple glazed front windows and front door, and a new condenser gas boiler. The property is approached by a cobble-lock driveway with lawned garden. The rear of the property has a private south east facing aspect with paved patio area, mature trees and shrubs and garden shed. Internal accommodation comprises a large entrance hall with downstairs WC, living room, sitting room, large open plan kitchen with dining area, and separate utility room. Upstairs the property provides four generous bedrooms including master bedroom with en-suite shower room, and a main family bathroom. Viewing this beautifully presented property comes highly recommended.

## LOCATION

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 Centre

**ASKING PRICE €375,000**

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



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## ACCOMMODATION

### Entrance Hall

Laminate wood flooring. Coving to ceiling.

### WC 2.19 x 0.93

WC. WHB with vanity unit. Laminate wood flooring matching hall.

### Living Room 4.79 x 4.53

Carpet flooring. Cast iron fireplace with open fire and painted wooden surround. Roller blinds and curtains to bay window. Coving to ceiling.

### Sitting Room 4.99 x 2.49

Carpet flooring. Fitted desk and shelving unit. Blinds to window. (Option of a downstairs bedroom)

### Kitchen/Dining 7.05 x 4.22

Laminate wood flooring. New high gloss fitted kitchen. Integrated fridge freezer, dishwasher. Fitted ceramic hob and oven. Island unit with breakfast bar. Stainless steel extractor unit.

Dining area with coving to ceiling and decorative ceiling centre rose. Sliding patio door to rear garden. Double doors to living room.

### Utility Room 2.75 x 1.62

Tiled flooring. Fitted storage units and work surfaces. Plumbed for washing machine and dryer. New high efficiency condenser gas boiler. Door to rear garden.

### Stairs and Landing in carpet

### Bedroom 1 4.42 x 3.80

Carpet flooring. Fitted wardrobes. Curtains to window.

### En Suite

WC. WHB. Shower. Tiled throughout. Glass shower enclosure.

### Bedroom 2 3.00 x 3.45

Carpet flooring. Fitted wardrobes. Curtains to window.

### Bedroom 3 2.91 x 2.53

Wooden flooring. Fitted wardrobes. Curtains to window.

### Bedroom 4 3.96 x 3.16

Carpet flooring. Fitted wardrobes. Curtains to window.

### Main Bathroom 1.55 x 2.66

WC. WHB. Shower. Tiled floor and walls. Shower mixer to bath.



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## GARDEN

South facing private rear garden. Cobblelock front driveway with garden in lawn with mature hedging.

## FEATURES

New triple glazed window to front

New composite front door

South facing private rear garden

Ideally located in a cul de sac of similar house types, overlooking a green area

## BER

Rating: C2

BER No.: 106613219

EPI: 195.98 kWh/msq/yr



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