



**No. 4 Rustic Road, The Grange, John's Hill, Waterford. X91D2T0.**

**For Sale**

**€275,000**

**Bedrooms:** 3  
**Reception Rooms:** 3  
**Bathroom's / WC's** 3  
**Size:** c. 125 sqm. /c. 1,345 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Spacious three bed semi detached family home situated in the sought after residential estate of The Grange, Johns Hill, Waterford. This superb residential area is within minutes walk to St Anne's Tennis club and a short walk to Waterford City Centre. The property comprises of entrance hall, living room, lounge room, open plan kitchen/diner, utility room w.c. and tv room / office. On the first floor 3 bedrooms, main bedroom with en-suite and main bathroom. This property would ideally suit owner occupiers or investors.

## LOCATION

The property is within easy walking distance of St Anne's Tennis Club, Waterford University Hospital, Tesco and Ardkeen Shopping Centres, as well as a host of local amenities. The location also affords easy access to the City Centre and the outer ring road and all routes.

**ASKING PRICE €275,000**

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



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## ACCOMMODATION

**Entrance hall** 5.57 x 1.88

Tiled flooring.

**Living Room** 3.12 x 5.36

Timber laminate flooring. Open fireplace with wood burning stove. Blinds to windows.

**Kitchen/Diner** 3.12 x 5.26

Tiled flooring. Fitted kitchen units. Blinds to windows. Sliding doors to rear garden and deck area.

**Utility Room** 2.63 x 1.59

Tiled flooring. Fitted units. Plumbed for washing machine.

**Lounge** 4.31 x 3.05

Timber laminate flooring. Curtains to windows.

**W.C.** 1.75 x 0.80

Tiled flooring. W.C. and W.H.B.

**TV Room/Office** 4.54 x 2.49

Timber flooring. Curtains to windows.

### Stairs and Landing in Carpet

**Bedroom 1** 4.50 x 3.28

Carpet flooring. Fitted wardrobes.

**En Suite** 2.20 x 1.63

Tiled flooring. W.C., W.H.B., Power Shower. Tiled shower.

**Bedroom 2** 4.33 x 3.20

Carpet flooring. Fitted wardrobes. Curtains to window.

**Bedroom 3** 2.81 x 2.61

Timber laminate flooring. Blinds and curtains to window.

**Bathroom** 2.15 x 1.80

W.C., W.H.B., Bath.

## FEATURES

Gas fired central heating

uPVC double glazed windows

Situated on a large corner site

Quiet cul de sac

## BER

Rating: C1

BER No.: 101471571

EPI: 155.52 kWh/msq/yr

## GARDEN

Garden to the front in lawn with driveway for two cars. Rear garden in lawn with extended raised garden with decking area with magnificent views over the city.



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