



## No. 8 Chestnut Close, Viewmount Park, Waterford. X91WV3W.

**For Sale**

**€259,000**

**Bedrooms:** 4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 2  
**Size:** c. 133 sqm. /c. 1,431 sq.ft.



PSRA Licence Number: 004069



52 High Street  
Waterford  
T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)  
W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

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## DESCRIPTION

Beautifully presented and decorated four bedroom semi-detached home, located within the mature established development of Viewmount Park in Waterford on the Dunmore Road. The property is situated in a quiet cul de sac to the rear of the development on a well-appointed site with mature gardens. This stunning property offers spacious living accommodation with two reception rooms and separate dining room, and four upstairs bedrooms. The property has received a number of upgrades to heating and insulation as well as a sun room extension to the rear. Accommodation comprises of entrance hall, living room, sitting room / study, dining room, sun room, kitchen / diner, utility room and downstairs WC. Upstairs comprises of master bedroom, guest bedroom and two further single bedrooms, together with main bathroom with bath and separate shower. The property has a modern oil fired central heating system with modern dual panel radiators, and all windows are uPVC double glazed. The property has off street parking to the front with cobblelock driveway and gardens in lawn with mature hedging at either side. The rear garden is also in lawn with mature plants and shrubbery, and cobblelock patio area and garden shed.

## LOCATION

Situated in a quiet cull de sac within the development, Viewmount Park is located on the Dunmore Road in Waterford's Eastern suburbs. Adjacent to Waterford University Hospital, the property is also in easy walking distance of an abundance of local amenities including the Tesco and Ardkeen shopping centres and a host of local bars, restaurants and sports and leisure facilities. The property location also allows for easy access to the City Centre and all other routes via the outer ring road. The property is also on a main bus route with a bus stop at the entrance to the development.

**ASKING PRICE €259,000**

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



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**ACCOMMODATION**  
Entrance Hall

Tiled floor. Painted staircase. Decorative radiator cover.

**Living Room 3.87 x 4.29**

High quality commercial grade laminate flooring. Marble fireplace with solid fuel stove. Blinds to window. Coving to ceiling.

**Dining Room 4.09 x 3.17**

Floor matching living room. Coving to ceiling. Sliding patio door to conservatory.

**Conservatory 3.42 x 2.89**

Tiled floor. uPVC double glazed throughout. Radiator from central heating. French doors to rear garden and patio.

**Kitchen 4.10 x 4.08**

Tiled floor and splashback. Cream shaker style fitted kitchen. Ceramic hob. S/Steel extractor unit. Integrated fridge freezer and dishwasher. Electric oven and grill.

**Utility/W.C. 3.04 x 1.18**

Tiled throughout. Ground and eye level storage. Plumbed for washing machine. W.C., W.H.B., tiled floor and walls. Back Door to rear.

**Sitting Room/Study 4.32 x 2.54**

Timber flooring. Blinds to window. Decorative radiator cover.

**Stairs and landing in carpet**

**Bedroom 1 3.33 x 4.03**

Carpet flooring. Large double bedroom. Fitted wardrobes. Curtains and roller blind to window.

**Bathroom**

Tiled floor and walls. W.C., W.H.B., Bath, Shower. Electric shower unit.

**Bedroom 2 3.18 x 3.27**

Laminate wood flooring. Fitted wardrobes. Curtains and roller blinds to window.

**Bedroom 3 2.66 x 3.41**

Laminate wood flooring. Blinds to window.

**Bedroom 4 2.44 x 2.12**

Laminate wood flooring. Single bedroom.



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## **GARDEN**

Mature South West facing rear garden in lawn with mature plants and shrubbery. Cobble lock patio to rear. Barna shed. Cobble lock drive way to the front. Gated side entrance.

## **FEATURES**

Beautifully decorated and presented property

In superb modern condition throughout

Sun room extension to the rear

Modern oil fired central heating

Re-insulated floors, walls and attic

uPVC double glazing throughout

uPVC fascia and soffits

## **BER**

Rating: C2

BER No.: 110551967

EPI: 193.09 kWh/msq/yr



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