



No. 27 The Village, Ballygunner, Waterford. X91 AEK5

For Sale

€650,000

Bedrooms: 5
Reception Rooms: 2
Bathroom's / WC's 3
Size: c.353sq. m. /c.3799sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD
DNG

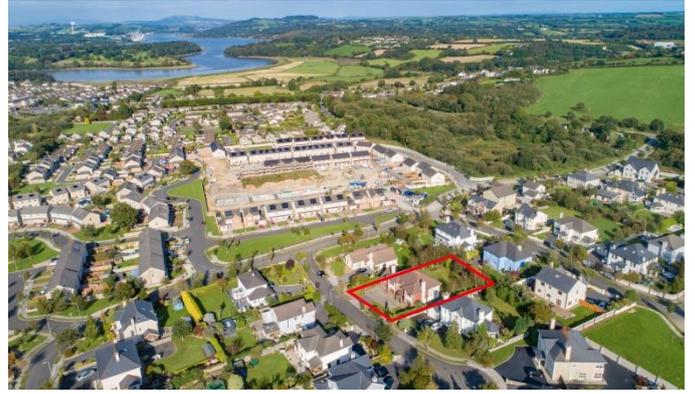
REID & COPPINGER

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DESCRIPTION

Outstanding Five Bedroom Residence located within the exclusive development of "The Village" in Ballygunner. This stunning residence has been completed to the highest possible standards with attention paid to every detail both inside and out. The ground floor accommodation comprises of entrance hallway, kitchen with lounge, two utility rooms, guest wc, garage, dining room, sitting room and living room. The first floor accommodation includes five bedrooms master en suite, dressing room and main bathroom. This family home also benefits from a converted attic, dual gas boiler central heating with triple zone digital controller. Boasting beautiful landscaped gardens and stunning views of the estuary, Waterford Castle Golf Course and The Minaun. Immaculately presented, viewing of this turnkey condition property is a must.

LOCATION

Within Located in The Village Ballygunner, between both the Dunmore Road and Williamstown Road. The property is situated within close proximity to a number of local amenities such as The Brasscock, Ardkeen and Tesco shopping centres, University Hospital Waterford, as well as a Ballygunner National School and a number of childcare facilities.

ASKING PRICE €650,000

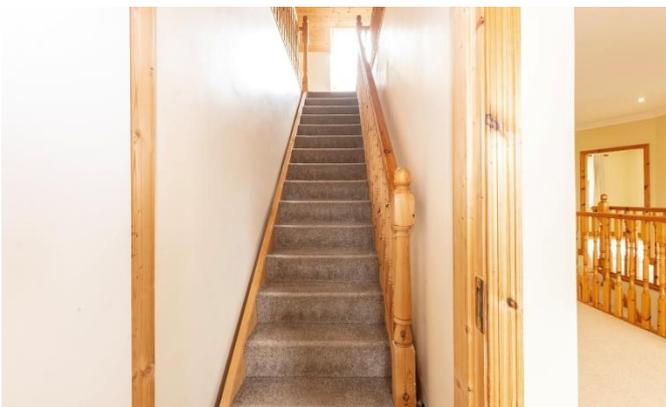
**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**



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ACCOMMODATION

Entrance Hall

Wood flooring. Pine staircase. Cloakroom under stairs. Cornice details to ceiling.

Kitchen with Lounge Area **6.37 X 8.16**

Tiled flooring. Solid beech fitted handmade kitchen with ground and eye level units. Full height dual retractable larder units. Tiled splash back. Stainless steel gas stove, extractor fan. Siemens fridge and dishwasher in stainless steel. French doors to rear garden and patio area. Double doors and glazed panels to hall and dining room. Recessed spot lights.

Utility Room 1 **1.88 X 2.37**

Tiled flooring. Ample storage space.

Utility Room 2 **1.47 X 2.00**

Tiled flooring. Plumbed for washing machine and dryer.

WC

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

Dining Room **4.78 X 3.86**

Laminate wood flooring. Double doors with glazed panels leading to Sitting Room. French doors leading onto patio. Cornice to ceiling. Blinds and curtains to window.

Sitting Room **4.17 X 6.81**

Carpet flooring. Marble fireplace with gas fire. Cornice to ceiling. Curtains and blinds to window.

Living Room **4.77 X 4.17**

Laminate wood flooring. Traditional style open hearth fireplace with wood burning stove and wooden mantle. Cornice to ceiling.

Stairs and Landing in Carpet .

Master Bedroom **5.26 X 5.79**

Carpet flooring. Curtains and blinds to window.

En Suite **1.69 X 4.09**

Tiled flooring. WC. WHB. Triton electric shower. Walls tiled from floor to ceiling.

Dressing Room **4.48 X 3.06**

Carpet flooring. Fitted storage units. Recessed lighting. Velux window.

Bedroom 2 **3.66 X 3.62**

Carpet flooring. Slide robes fitted wardrobes. Curtains and blinds to window.

Bedroom 3 **4.18 X 4.28**

Carpet flooring. Recessed spot lights. Curtains and roller blinds to window.

Bedroom 4 **4.48 X 2.48**

Carpet flooring. Curtains and blinds to window.

Bedroom 5/Office **4.15 X 3.02**

Carpet flooring. Blinds to window.

Bathroom **2.88 X 2.75**

Tiled flooring. WC. WHB. Pedestal bath with shower fitting. Triton electric shower.

Attic Converted **8.20 X 4.76**

Carpet flooring. Ample storage. Wood Panelled ceiling with recess spot lighting. Velux window.

GARDEN

Cobblelock driveway, kerbs and pathways. Mature landscaped gardens front and rear. Private rear garden, not overlooked.

GARAGE

Plastered walls and ceiling. Lighting. Sockets. Roller shutter door.

BER

Rating: C1

BER No.: 109352229

EPI: 165.16 kWh/msq/yr



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