



## No. 20 Grange Cove, Dunmore Road. X91 H7K2.

**For Sale**

**€495,000**

**Bedrooms:** 4/5  
**Reception Rooms:** 4  
**Bathroom's / WC's** 4  
**Size:** c. 176sq.m. /c. 1894sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

No. 20 Grange Cove is an impressive 4 Bedroom detached house of c.176m.sq., ideally located in the sought after residential development of Grange Cove off the Dunmore Road. The property is in pristine condition situated in a quiet cul de sac overlooking a large green area and has the benefit of a South facing rear garden not overlooked. The property offers very spacious living accommodation with entrance hall, sitting room with adjoining sunroom, living room, spacious kitchen with dining area, utility room, WC and TV Room. Upstairs the property has a bright landing with four bedrooms, master en-suite and a main bathroom. Viewing this very attractive property comes highly recommended.

## LOCATION

The property is located just off the Dunmore Road close to the Newtown area, within easy walking distance to University Hospital Waterford and The Ardkeen Shopping Centre along with a host of restaurants, bars and shops. Also within a short drive to a choice of costal destinations including Dunmore East, Woodstown and Tramore.

**ASKING PRICE €495,000**

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



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## ACCOMMODATION

### Entrance Hall

**3.35 x 3.13**

Cherrywood flooring.

### Guest WC

**1.90 x 1.17**

Tiled flooring. WC. WHB. Walls tiled from floor to ceiling.

### Sitting Room

**3.81 x 6.93**

Carpet flooring. Marble fireplace with cast iron inset and gas fire with a marble plinth. Recess lighting. Blinds and curtains to window. Double doors to Sun Room.

### Sun Room

**3.83 x 5.99**

Tiled flooring. Vaulted ceiling with Velux roof light. Recessed lighting. French door to rear south facing patio and private garden.

### Living Room

**4.77 x 3.30**

Carpet flooring. Open fireplace with marble plinth. Coving to ceiling. Recess lighting. Blinds to window.

### Kitchen/Diner

**5.50 x 5.08**

Tiled flooring. New cream fitted kitchen with marble work surfaces with splash back return. Integrated self cleaning double oven, microwave, hob and dishwasher. Coving to ceiling. Recess lighting.

### Utility Room

**2.89 x 2.16**

Tiled flooring. Fitted units with granite worktop. Plumbed for washing machine and dryer. Door to rear garden.

### Shower Room

Tiled flooring. WC. WHB. Power shower. Walls tiled from floor to ceiling. Blinds to window.

### Playroom/Office or 5<sup>th</sup> Bedroom

**3.82 x 2.89**

Semi solid pine flooring. Recess Lighting. Curtains to window.

### Stairs and Landing

Carpet flooring. Large open landing.

### Bedroom 1

**4.43 x 4.30**

Wooden flooring.

### En Suite

**2.28 x 1.95**

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

### Bedroom 2

**3.97 x 3.19**

Laminate wood flooring. Fitted wardrobes. Blinds and curtains to window.

### Bedroom 3

**3.09 x 2.80**

Laminate wood flooring. Fitted wardrobes. Blinds and curtains to window.

### Bedroom 4

**2.80 x 2.44**

Laminate wood flooring. Fitted wardrobes. Blinds and curtains to window.

### Bathroom

**2.11 x 3.73**

Tiled flooring. WC. WHB. Bath with power shower. Walls tiled from floor to ceiling.

## **GARDEN**

Cobble lock front driveway with lawned gardens and mature bedding.  
South facing private rear garden in lawn.

## **FEATURES**

New Kitchen  
uPVC Double Glazing  
Surround Sound System  
Alarm  
South Facing Rear Garden  
Situated in a quiet Cul de Sac  
Overlooking a Large Green Area

## **BER**

Rating: C1  
BER No.: 105545073  
EPI: 173.1 kWh/msq/yr



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