



## No. 21 Hunters Close, Castlegrange, Waterford X91 Y0HY

**For Sale**

**€149,000**

**Bedrooms:** 2  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 70 sqm. /c. 753 sq.ft.



PSRA Licence Number: 004069



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Waterford  
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## DESCRIPTION

Attractive two bed, one bath home located in the popular modern style development of Castlegrange, Waterford. The property is situated in a Cul de Sac of similar type family homes. The property would make an excellent starter home or investment within close proximity to all amenities. Accommodation comprises of Entrance Hallway, Living Room, Kitchen/Diner with the first floor comprising of two spacious bedrooms and bathroom.

## LOCATION

The property is within easy walking distance of 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. Situated near to a regular bus service that operates daily.

**ASKING PRICE €149,000**

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

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## ACCOMMODATION

**Entrance Hall** 1.33 x 1.72

Timber laminate flooring.

**Living Room** 3.53 x 4.32

Timber laminate flooring. Open Fireplace. Curtains to window.

**Kitchen/Dining** 4.59 x 3.98

Fitted kitchen with tiled splashback. Lino flooring. Door to rear garden and deck area.

**Bedroom 1** 4.37 x 4.61

Carpet flooring. Fitted wardrobes. Curtains to window.

**Bedroom 2** 3.86 x 2.42

Carpet flooring. Fitted wardrobes. Curtains to window.

**Bathroom** 2.83 x 2.06

WC, WHB, Bath with electric shower, Lino flooring, tiled bath to ceiling.

## GARDEN

On street parking to the front

Rear garden with decking

## FEATURES

Excellent Location

Gas fired central heating

PVC Double glazed windows, fascia and soffit

## BER

Rating: C3

BER No.: 112684337

EPI: 211.83 kWh/msq/yr



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