



**No. 5 Booterstown, Dunmore Road, Waterford. X91 D8EP.**

**For Sale**

**€459,000**

**Bedrooms:** 4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 4  
**Size:** c. 160 sq.m. /c. 1,722 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD  
**DNG**

**REID & COPPINGER**

52 High Street  
Waterford  
T: 051852233

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

W: [www.dng.ie](http://www.dng.ie)

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



## DESCRIPTION

Impressive four bedroom detached family home with separate garage situated in the mature and sought after development of Booterstown off the Dunmore Road in Waterford. The property has walled in gardens with electronic gates on entering with large tarmacadam driveway. The property comprises of entrance hall way, living room, sitting room large open plan kitchen/diner, utility room and downstairs WC. On the first floor there are four spacious bedrooms, main ensuite and main bathroom and on the second floor an attic room/games room and wc. The property also benefits from a detached garage.

## LOCATION

Within the development of Booterstown off the Dunmore Road in the eastern suburbs of Waterford City. This property is located within easy walking distance of a host of local amenities including, Woodlands Hotel and Leisure Centre, The Barasscock Shopping Centre, Waterford University Hospital and both Tesco and Ardkeen Shopping Centres. The property is also on a major bus route with access to all primary and secondary schools. Child care facilities are available in the adjoining Garranmore Estate and at Woodlands Hotel adjacent to the development.

**ASKING PRICE €459,000**

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

dng.ie











*Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.*



## ACCOMMODATION

### Entrance Hall

Tiled flooring.

### Sitting Room 6.17 x 3.65

Wooden flooring. Marble feature fireplace with recessed Stanley woodburning stove. Coving to ceiling. Blinds to window.

### Living Room 3.66 x 4.20

Wooden flooring. Marble feature fireplace with gas fire. Coving to ceiling. Blinds to window

### Kitchen/Diner 9.59 x 3.20

Tiled flooring. Fitted kitchen with integrated dishwasher. Breakfast bar. Recessed lighting. Double door to rear garden.

### Utility Room 2.54 x 2.04

Tiled flooring. Fitted units and plumbed for washing machine and dryer.

### WC 1.49 x .85

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

### Bedroom 1 4.04 x 4.56

Laminate wood flooring. Fitted wardrobes. Blinds to window.

### En Suite 2.66 x 1.84

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

### Bedroom 2 3.15 x 3.51

Laminate wood flooring. Fitted wardrobes. Blinds to window.

### Bedroom 3 3.24 x 3.50

Laminate wood flooring. Fitted wardrobes. Blinds to window

### Bedroom 4 4.01 x 3.63

Laminate wood flooring. Sliderobes. Blinds to window.

### Bathroom 2.20 x 3.27

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

### Games Room 7.15 x 4.17

Laminate wood flooring. Velux window.

### WC 1.35 x 2.24

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

The logo for dng.ie, featuring the text 'dng.ie' in white lowercase letters inside a red circle.

## GARDEN

Walled in garden with electronic gates on enter with tarmacadam driveway. Garden in lawns to front and rear with a deck area from kitchen/diner

## FEATURES

Gas fired central heating  
Dual heating system  
PVC double glazed windows  
PVC soffits and fascia  
Tarmacadam driveway

## BER

Rating: B3

BER No.: 112685664

EPI: 134.07kWh/msq/yr



dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

