



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



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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.**









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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



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



