



No. 7 Coppingers Court, Powerscourt, Waterford. X91V21K.

For Sale

€310,000

Bedrooms: 4
Reception Rooms: 2
Bathroom's / WC's 3
Size: c. 150 sqm. /c. 1,615 sq.ft.



PSRA Licence Number: 004069



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie

W: www.dngreidandcoppinger.ie

W: 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

Spacious four bedroom, three bath, detached family home situated in the mature sought after development of Powerscourt off the Dunmore Road and adjacent to Waterford Castle. The property has the benefit of being on a corner site situated in a quiet cul de sac with newly fitted uPVC double glazing, fascia and soffit. The accommodation comprises of entrance hallway, living room, dining room, lounge, kitchen /dining, utility & WC, First floor has four bedrooms, master main en-suite and bathroom. Viewing this property comes highly recommended.

LOCATION

Located within the popular residential area of Powerscourt on the Dunmore Road, the property is situated within walking distance of University Hospital Waterford, The Brasscock Shopping Complex, both the Tesco and The Ardkeen Shopping Centres. The property is also located within easy reach of the new outer ring road, giving easy access to the Waterford IDA Industrial estate, the M9 Waterford to Dublin motorway via the Southlink Bridge, and the N25 Rosslare to Cork Roads.

ASKING PRICE €310,000

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



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.





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 **4.46 x 2.00**

Timber flooring.

Living Room **4.86 x 3.86**

Carpet flooring. Open fireplace with marble surround. Double doors to dining room. Coving to ceiling.

Dining Room **4.04 x 3.03**

Carpet flooring. Curtains to windows. Double doors to rear garden.

Kitchen/Diner **4.15 x 4.02**

Linoleum flooring. Fitted kitchen.

Utility Room **1.56 x 2.60**

Linoleum flooring. Plumbed for washing machine.

W.C. **1.52 x 1.43**

Linoleum flooring.

Lounge/T.V. Room **2.57 x 4.65**

Timber flooring.

Stairs and landing in carpet to First Floor

Bedroom 1 **3.43 x 3.39**

Carpet flooring. Fitted wardrobes. Curtains to windows.

En Suite **1.91 x 2.60**

Linoleum flooring. WC, WHB, Shower with tiled surround.

Bedroom 2 **3.93 x 3.77**

Carpet flooring. Fitted wardrobes. Curtains to windows.

Bedroom 3 **2.73 x 2.87**

Carpet flooring. Fitted wardrobes. Curtains to windows.

Bedroom 4 **3.48 x 2.65**

Carpet flooring. Fitted wardrobes. Curtains to windows.

Bathroom **2.86 x 1.86**

Tiled floor and walls to ceiling. WC, WHB, Bath, separate shower.



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.

GARDEN

Garden to the front in lawn with driveway for off road parking. Rear garden in lawn.

FEATURES

New first floor bathroom suite

Quiet cul de sac

New uPVC double glazed windows, fascia and soffit

Corner Site

Large Four bedroom detached

BER

Rating: D1

BER No.: 100784842

EPI: 241.22 kWh/msq/yr



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.