



No. 10 Carraig Heights, Gracedieu, Waterford. X91E4P5.

For Sale

€215,000

Bedrooms: 4
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 108 sqm. /c. 1,162 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Well-proportioned four bedroom semi-detached residence with four generous sized bedrooms ideally located in the Gracedieu area of Waterford City. The property comprises entrance hall, living room, kitchen / Diner, WC at ground floor level. Four generous sized bedrooms including master bedroom and en-suite shower room and main bathroom are located at first floor level. The property has a large east facing rear garden in lawn with patio area, and cobble-lock driveway to the front and lawned garden. The property has the benefit of gas fired central heating and uPVC double glazed windows.

LOCATION

The property is in a central location with easy access to the City. Access to the N25 and all other routes via the Carrickpherish and outer ring road, and also the new South-link Bridge giving access to the M9 Waterford to Dublin Motorway. The property is situated in a mature residential development, and within walking distance of the Waterford Greenway.

ASKING PRICE €215,000

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

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ACCOMMODATION

Entrance Hall:

Laminate Wood flooring.

WC:

WC, WHB, Tiled walls.

Kitchen / Diner

5.93 x 3.93

Tiled floor and splash back, Oak effect fitted kitchen, blinds to window and patio door.

Living Room

3.94 x 4.83

Laminate wood flooring, marble fire place with wooden surround and gas fire. Blinds to window.

Stairs and landing in carpet

Bathroom:

1.97 x 1.68

WC, WHB, bath with shower.

Tiled walls

Bedroom 1:

3.07 x 3.49

Carpet flooring, fitted wardrobes. Blinds to window.

En-Suite:

WC, WHB, Shower. Tiled walls, mains shower.

Bedroom 2:

4.35 x 2.74

Carpet flooring, fitted wardrobes, wooden venetian blinds.

Bedroom 3:

2.72 x 3.09

Carpet flooring, fitted wardrobes, wooden venetian blinds.

Bedroom 4:

2.32 x 2.76

Carpet flooring. Blinds to window.



GARDEN

East facing rear garden in lawn with paved patio area.

Front garden in lawn with cobble lock driveway and off street parking.

FEATURES

Well proportioned four bedroom semi-detached property

Ideally located in the Gracedieu area close to Waterford City

Within walking distance of the Waterford Greenway

Central location within easy reach of all routes

Four generous sized bedrooms

Large rear garden

Off Street parking

Gas fired central heating

uPVC double glazing

BER

Rating: D1

BER No.: 113799241

EPI: 241.46 kWh/msq/yr



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