



No. 64 Bishopsfield, Williamstown, Waterford. X91 R3HF.

For Sale

€279,000

Bedrooms: 3/4
Reception Rooms: 3
Bathroom's / WC's 3
Size: c. 155 sq.m. /c. 1,668 sq.ft.



PSRA Licence Number: 004069

DOUGLAS NICHOLSON GROUP
DNG

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DESCRIPTION

Extremely spacious and extended high specification semi-detached home with three well-proportioned double bedrooms. Constructed in 2006 to a very high standard, this spacious property is presented in excellent family home condition having been professionally decorated throughout. Extending to c. 155 msq. This stunning property includes a substantial sitting room / sun room rear extension, as well as a substantial attic conversion, ideally suited as a work from home space or kids playroom. Accommodation comprises of entrance hall, kitchen/diner with utility room, living room, sun room and downstairs WC. Upstairs comprises three large double bedrooms with master bedroom en-suite, main bathroom, together with second floor attic conversion. Features of this superb property include generous living accommodation, 9ft high ceilings with coving throughout downstairs, zoned gas fired central heating, laundry chute from upstairs landing to utility room, uPVC double glazing. The property has off street parking for two cars to the front, and rear garden with professionally laid artificial lawn and planted shrubbery giving excellent privacy. Viewing this substantially extended and beautifully decorated three bedroom home comes highly recommended.

LOCATION

Within the private development of Bishopsfield on the Williamstown Road, the property is ideally located within easy reach of University Hospital Waterford, Tesco and Ardkeen Shopping centres and the outer ring road, giving easy access to the Waterford IDA Industrial Estates and all major routes. The development is on a bus route and is in within easy reach of local primary and secondary schools.

ASKING PRICE €279,000

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



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ACCOMODATION

Entrance Hall

Polished porcelain tiled floor. Coving to ceiling, Radiator cover.

Downstairs WC

Tiled flooring. W.C., W.H.B. Blinds to window

Living Room **3.89 x 6.23**

Solid walnut flooring. Bespoke fire place with gas fire insert. Coving to ceiling. Glazed double doors to kitchen/Diner. Curtains and wooden venetian blinds to window.

Kitchen **4.21 x 2.68**

Walnut fitted kitchen with tiled splashback. Electric oven. Integrated fridge freezer and dishwasher. S/s extractor. Polished porcelain tiled flooring

Dining Area **3.84 x 4.54**

Coving to ceiling. Glazed double doors to sun room. Polished porcelain tiles throughout.

Utility **1.41 1.41**

Fitted work surfaces. Laundry chute. Shelving and eye-level storage units. Plumbed for washing machine and dryer.

Sun Room/Sitting Room **5.41 x 30.1**

Solid walnut flooring. Vaulted ceiling with Velux roof light windows. Roman blinds to window. Tri-folding patio doors with curtains.

Stairs and landing in carpet

Hot Press

Main Bathroom **2.46 x 1.71**

W.C., W.H.B., Bath. Newly tiled throughout with all newly fitted sanitary ware. Roman blinds to window.

Master Bedroom **3.36 x 2.82**

Carpet flooring. Extensive fitted wardrobes. Curtains and wooden blinds to window.

En Suite

W.C., W.H.B., Shower. Tiled floor and walls. Glass shower screen. Electric shower.

Bedroom 2 **3.20 x 3.94**

Carpet flooring. Generous double bedroom with fitted wardrobes. Roman blinds and curtains to window.

Bedroom 3. **3.20 x 4.14**

Carpet flooring. Generous double bedroom with extensive fitted wardrobes. Roman blind to window.

Attic Conversion – Playroom/Study **5.71 x 4.53**

Carpet flooring. Velux roof light windows to rear.



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GARDEN

Rear garden with professionally laid artificial lawn for all weather use. Planted shrubbery giving excellent privacy. Tarmacadam front driveway with off street parking for two cars.

FEATURES

Large three bedroom home with substantial rear extension

Large attic conversion giving additional work from home space or playroom

Professionally decorated throughout

Three generous double bedrooms with extensive fitted wardrobes

Zoned gas fired central heating

Laundry chute from upstairs landing to utility room

uPVC double glazing

BER

Rating: B2

BER No.: 113217673

EPI: 122.36 kWh/msq/yr



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