

FOR SALE

By Private Treaty



3 The Grove, Grantstown Park, Dunmore Road, Waterford X91 X2V5

€164,000

Ennis Gough Property is delighted to offer this lovely home on the market. This three bedroom semi-detached property is in the popular Grantstown Park development was built circa 2000 by McInerneys. The property is circa 76m²/820ft² providing the following accommodation: Hallway, Livingroom, Kitchen-diner, three bedrooms and bathroom.

The property currently has approved planning permission for a two story rear extension of circa 55m² providing another bedroom and enlarged kitchen-diner; utility room and guest WC.

The property has been improved by its current owners and is presented very well. The front overlooks a small green area, and thus is not overlooked by neighbouring houses. The back garden features tall hedges that provide security and privacy to the rear.

The property is located in one of the city's liveliest suburbs, with a wide selection of venues for eating, drinking, shopping and entertainment. Waterford Castle Golf club, Waterpark RFC & The Woodlands Hotel leisure centre are all nearby.

Families have a choice of nearby primary and secondary schools to avail of, as well as regular bus connections to schools and colleges in the city.

Grantstown Park is a few minutes from the outer ring road, providing speedy access to the Cork Road, IDA industrial estate and the N25 (Cork to Rosslare).



Livingroom



Livingroom



Kitchen-diner



Kitchen



Bedroom 1



Bedroom 2



Bathroom



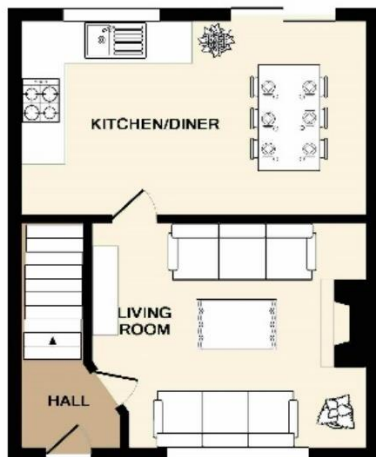
Bedroom 3



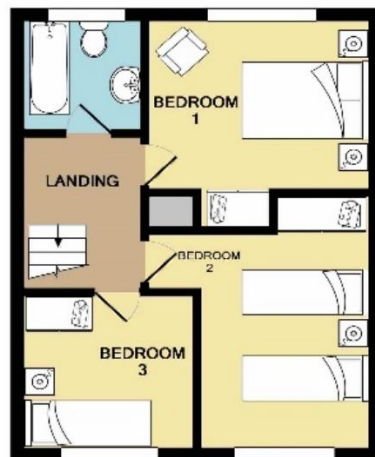
Rear Garden



Front elevation



GROUND FLOOR
APPROX. FLOOR
AREA 155 SQ.FT.
(42.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 155 SQ.FT.
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.5 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The extension was granted under planning file **16732**. (Waterford City & County Council.)