



No. 56 Oaks Avenue, Carraig An Aird, Waterford. X91WDW2.

For Sale

€259,000

Bedrooms: 4
Reception Rooms: 2
Bathroom's / WC's 3
Size: c. 138sqm. /c. 1,487sq.ft.



PSRA Licence Number: 004069

DOUGLAS NEWMAN GOOD
DNG

REID & COPPINGER



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie
W: www.reidandcoppinger.ie

W: www.dng.ie

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DESCRIPTION

Beautifully presented and extremely well maintained four bedroom detached home offering spacious living accommodation and extending to c. 138 Sqm. This substantial property is located in a quiet cul de sac towards the front of the development. Accommodation comprises of entrance hall, living room, sitting room, kitchen / diner, utility room, WC, four upstairs bedrooms including one en-suite bedroom and main bathroom. The property is in excellent condition throughout and has the benefit of gas fired central heating and uPVC double glazed windows and doors. The property offers off street parking for two or more cars to the front with a cobble lock extension to the driveway. To the rear the garden features a large cobble lock area with gravel centre piece, and extensive plants and shrubbery surrounding, and a block built garden shed.

LOCATION

Located within the Carraig An Áird development at the Six Cross Roads in Waterford, the property is situated just off the outer ring road with easy access to all routes including the N25 Waterford to Cork road, and the M9 Motorway to Dublin via the new South link Bridge. The property is also within easy reach of Waterford IDA Industrial Estate, Waterford Institute of Technology, and the City Centre.

ASKING PRICE €259,000

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



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ACCOMODATION

Entrance Hall

Tiled flooring. Radiator.

Downstairs WC

Tiled flooring. WC. WHB.

Sitting Room 3.46 x 4.49

Semi solid oak flooring. Oak fireplace with cast iron inset with marble plinth. Curtains and blinds to window.

Study/Living Room 4.18 x 2.64

Laminate wood flooring. Double door to kitchen/diner. Curtains and blinds to window.

Kitchen/Diner 3.82 x 8.50

Wood flooring. Solid oak fitted kitchen. Tiled splashback. Gas over, fitted electric oven, integrated fridge freezer. Breakfast bar. French doors to rear garden.

Utility 1.44 x 2.31

Wood flooring. Fitted units at ground and eye level. Plumbed for washing machine and dryer. Side entrance/exit.

Large Open Landing in Laminate Flooring**Main Bathroom 1.70 x 2.64**

Tiled flooring. WC. WHB. Bath. Electric shower over bath. Tiled walls from floor to ceiling.

Bedroom 1 2.97 x 4.16

Laminate wood flooring. Extensive fitted wardrobes. Curtains and blinds to window. Provision to reinstate ensuite.

Bedroom 2 4.70 x 2.67

Laminate wood flooring. Curtains and blinds to window.

En Suite

Tiled flooring. WC. WHB. Pumped electric shower. Walls tiled from floor to ceiling.

Bedroom 3 2.08 x 2.67

Laminate wood flooring. Curtains and blinds to window

Bedroom 4 3.68 x 3.93

Laminate wood flooring. Used as study/hobbie room. Fitted stainless steel sink unit. Fitted bench and shelving.



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GARDEN

South East facing rear garden. Extensive cobble locking. Raised bed with mature shrubbery. Block built garden shed. Cobble locked front garden

FEATURES

Beautifully presented and well maintained detached property
Detached house of c 1,485 sq. ft with excellent living accommodation
Wired throughout for TV and data points throughout
Block wall construction.
Maintenance free exterior with cobble lock drive and rear garden.
Coloured render to exterior and uPVC Fascia and Soffits

BER

Rating: C1

BER No.: 112333075

EPI: 157.8 kWh/msq/yr



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