

## For Sale

**No. 8 Glendarragh, Grantstown Village, Waterford.**



A substantial and most impressive five bedroom detached residence, located in a quite cul de sac on a corner site within the modern private residential development of Grantstown Village. In excellent modern condition throughout, this imposing residence has the benefit of a number of upgraded features, and has been extended from the original house type to include a sun room, 3<sup>rd</sup> reception room / study, a down stairs shower room, and a large utility room. Extending to some c. 2,900 sq.ft, the internal accommodation of this property consists of entrance hallway, sitting room, living room, dining room, conservatory, kitchen, large utility room, guest wc, and study / 3<sup>rd</sup> reception room. The first floor accommodation includes five spacious double bedrooms and main bathroom, with the master bedroom having the benefit of an en-suite shower room and walk in wardrobe. Heating is provided by oil fired central heating and all windows are uPVC double glazed. This well appointed property benefits from a garden to the front with ample parking & a large private landscaped garden to the rear with a large patio area BER NO. 101062451 Viewing comes highly recommended. For further detail or viewing arrangement contact DNG Thomas Reid Auctioneers on 051-852233.

**Asking Price €440,000**

## Accommodation

### Entrance Hallway

Solid oak flooring, coving to ceiling, recessed spot lighting.

### Sitting Room

4.09 x 4.74

Solid oak flooring, curtains and roller blinds to bay window, large feature brick fireplace with pitch pine marble top, solid fuel stove, coving to ceiling.

### Living Room

5.92 x 4.24

Carpet flooring, curtains and roller blinds to bay window, large feature oak antique fireplace surround over cast iron hearth with marble plinth and open fire, coving to ceiling, solid pine doors with decorative glass inlays to dining room.

### Dining Room

4.57 x 3.32

Solid oak flooring, curtains to window, solid pine doors with decorative glass panels to conservatory.

### Conservatory

4.67 x 4.33

uPVC double glazed conservatory with brick lower wall sections, tiled flooring, French doors to patio and rear garden.

### Kitchen

5.88 x 4.34

Solid maple shaker style fitted kitchen with island bar and extensive fitted wallunits with delf and wine rack and glazed display units. Tiled floor and walls, dual stainless steel electric ovens, ceramic hob, ceramic griddle, stainless steel extractor unit, integrated dishwasher, dining area with feature brick bench seat and TV point. Sliding patio doors to patio and rear garden. Recessed spot lighting to ceiling.

### Utility Room

1.85 x 3.04

Large utility room with extensive fitted kitchen units, plumbed for washing machine and tumble dryer, stainless steel kitchen sink unit, tiled floor matching kitchen.

### Rear Corridor

Tiled matching kitchen.

### Downstairs Wc

Wc, Whb, Wet room shower with Triton T90XT electric shower, tiled floor and walls to ceiling.

### Side Entrance/ Exit

### Study

3.05 x 5.19

Fitted study office station with fitted book shelf units, carpet flooring, wooden venetian blinds.

### Landing

Stairs and landing in carpet, feature window at half landing. Stairs folding attic stairs, double insulated attic.

### Bedroom 1

4.71 x 4.12

Large spacious master bedroom, carpet flooring, roller blinds and curtains to window.

### En Suite

Wc, Whb, Shower, tiled floor and walls to ceiling, Aqualisa pumped electric shower unit, heated towel rail.

### Walk in Wardrobe

With fitted hanging and shelved space.

### Bedroom 2

3.35 x 3.35

Carpet flooring, curtains and wooden venetian blinds to window.

### Bedroom 3

4.37 x 3.35

Carpet flooring, curtains to windows.

### Main Bathroom

2.57 x 2.25

Tiled floor and walls to ceiling, Wc, Whb, Quadrant shower and corner bath, Triton T80si electric shower unit.

### Bedroom 4

3.66 x 4.22

Carpet flooring, curtains and roller blinds to window, fitted storage unit.

### Hot Press

### Bedroom 5

3.20 x 3.34

Carpet flooring, curtains to window.

### Heating

Oil fired central heating.

BER:	Rating:	C3
	BER No:	101062451
	EPI:	212.83 kWh/m <sup>2</sup> /yr

Features	PVC double glazing, Eircom phone alarm system, Quiet private cul de sac location, c. 2,900 sq.ft.
----------	---

## Garden Details

Large corner site, Landscaped gardens, Outdoor lighting to gardens and patio, Large patio area, Barna shed, Outside tap, Tarmacadam driveway.

Viewing by prior appointment with Selling Agents: DNG Thomas Reid

Auctioneers on 051-852233



Entrance Hallway



Sitting Room



Living Room



Dining Room



Conservatory



Kitchen





Study



Utility Room



Landing



Master Bedroom



Bedroom



Bedroom



Main Bathroom



Bedroom



Patio Area



Patio Area



Rear Garden



*Where as 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. Thomas Reid Auctioneers 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 can not 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 Thomas Reid Auctioneers. 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.*