



## Shangrila, Williamstown Road, Waterford. X91 H5Y4.

**For Sale**

**€495,000**

**Bedrooms:** 6  
**Reception Rooms:** 4  
**Bathroom's / WC's** 2  
**Size:** c. 263sq.m. /c. 2831sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Delightful six bedroom two bathroom detached dormer style bungalow on the Williamstown Road. The property address is Shangrila which stands for “beautiful imaginary place where life approaches perfection”. This spacious residence is approached by a large tarmac driveway with manicured gardens with a private South West facing rear garden with raised deck and an all-weather outdoor area and patio for all those barbeques and outdoor entertaining. The property comprises of entrance porch, entrance hallway, double bedroom, sitting room, living room, dining room, kitchen/diner, sunroom, bathroom, shower room, office and cloakroom. On the first floor five bedrooms and an attic room. The property has the benefit of oil fired central heating, upvc double glazed windows, upvc fascias and soffits.

## LOCATION

Located on the Williamstown Road on the City side of the Farronshoneen roundabout in the eastern suburbs of Waterford City. Ideally located, the property is within easy walking distance of Waterford University Hospital, Tesco and Ardkeen Shopping Centres with all major local amenities present. The property is also on a major bus route with primary and secondary school as well as sports and leisure facilities all within easy reach, and is a 15 minute drive to Woodstown, Dunmore East and Tramore beaches.

**ASKING PRICE €495,000**

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



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## ACCOMMODATION

### **Entrance Porch** 2.77 x 1.65

Tiled flooring. Curtains and blinds. Wooden ceiling.

### **Entrance Hallway** 2.76 x 1.99

Tiled flooring.

### **Dining Room** 4.93 x 6.44

Parquet flooring. Marble fireplace with open fire. Floor to ceiling wood panelling. Spiral staircase to first floor. Blinds and curtains to dual aspect window.

### **Living Room** 5.46 x 3.95

Parquet flooring. Mahogany fireplace with cast iron and tiled inset. Curtains and blinds. Wood panelling to walls.

### **Sitting Room** 6.22 c 5.73

Solid wood flooring. Fireplace. Floor to ceiling wood panelling. Coving to ceiling. Blinds and curtains to dual aspect window.

### **Kitchen Diner** 5.63 x 4.24

Solid wood flooring. Fitted kitchen. Wood panelling to walls and ceiling. Bay windows.

### **Sun Room** 3.14 x 2.30

Tiled flooring. Wood panelling to walls and ceiling.

### **Office** 2.47 x 1.68

Solid wood flooring. Wood panelling to walls and ceiling. Blinds and curtains to window.

### **Bedroom 1** 3.38 x 3.16

Blind sand curtains to window. Wood panelling to walls.

### **Shower Room** 2.35 x 1.59

Waterproof laminate wood flooring. WC. WHB with vanity unit. Electric Shower.

### **Bathroom** 3.51 x 2.66

Tiled flooring. WC. WHB. Bath. Separate shower. Wood wall panelling.

### **Attic Room** 6.33 x 2.82

Sold wood flooring. Blinds to window.

### **First Floor**

#### **Bedroom 2** 4.31 x 3.47

Wood flooring. Fitted wardrobes. Blinds and curtains to window. Wood panelling to walls.

#### **Bedroom 3** 3.25 x 2.83

Wood flooring. Fitted wardrobes. Blinds and curtains to window. Wood panelling to walls.

#### **Bedroom 4** 3.44 x 2.86

Wood flooring. Fitted wardrobes. Blinds and curtains to window. Wood panelling to walls.

#### **Bedroom 5** 3.25 x 3.03

Wood flooring. Blinds and curtains to window. Wood panelling to walls.

#### **Bedroom 6** 3.54 x 4.01

Wood flooring. Fitted wardrobes. Blinds and curtains to window. Wood panelling to walls.

### **Cloak Room** 1.50 x 1.07

Parquet flooring.

## GARDEN

To the front the garden is in lawn with tarmacadam driveway and mature shrubbery. To the rear a private South Westerly garden in lawn with raised deck, spacious patio and an all-weather outdoor area with concrete slabbing to the side and rear of property.

## GARAGE/STORE

6.14 x 3.01

## FEATURES

Excellent location

South Easterly facing rear garden

uPVC Double glazed windows, facias and soffits

BER C1 Rating

Private mature garden

All mains services

Ample parking

Excellent Broadband coverage

## BER

Rating: C2

BER No.: 114341332

EPI: 186.81kWh/msq/yr



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