



**No. 7 Williamstown Village, Williamstown, Waterford. X91H9R6.**

**For Sale**

**€355,000**

**Bedrooms:** 4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 3  
**Size:** c. 143 sqm. /c. 1,539 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Impressive two storey detached family home in the sought after residential area of Williamstown Village. This property is an excellent four bedroom detached family home, standing on a mature site overlooking a large green area. Extending to c. 143 Sqm., the accommodation includes, entrance hall, living room, with double doors to the large open plan kitchen / dining room, TV room / playroom, utility and downstairs WC. First floor comprises of four bedrooms, master en suite and a family bathroom. The property has the benefit of Gas fired central heating and uPVC double glazed windows, fascia and soffit.

## LOCATION

Located on the Williamstown Road in the Eastern suburbs of Waterford City, the property is situated within walking distance of a host of local amenities including shops, schools and entertainment. The property is on a bus-route for all local schools and is within a short distance of Waterford University Hospital and Ardkeen shopping Centre. The outer ring road is within 1km of the property allowing for swift and easy access to all routes, including the Southlink bridge and the M9 Waterford to Dublin motorway, The N25 Waterford to Cork and Rosslare roads, and The IDA Industrial estate.

**ASKING PRICE €355,000**

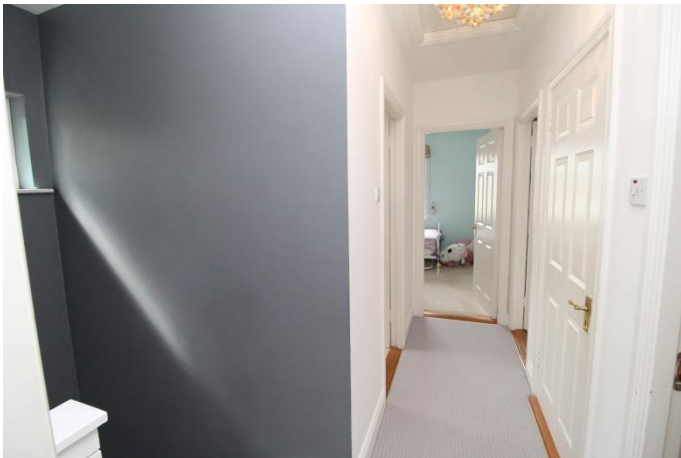
**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
DNG REID & COPPINGER AUCTIONEERS 051852233**



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## ACCOMMODATION

### Entrance Hall 2.19 x 5.86

Tiled flooring. Recess lighting.

### Living Room 3.52 x 5.80

Solid pine timber flooring. Solid fuel wood burning stove. Double doors to Kitchen/Diningroom.

### TV Room/Play room 2.91 x 4.64

Timber laminate flooring.

### Kitchen/Diner 8.80 x 4.82

Spacious open plan kitchen/diner. Tiled floor. Large sliding Patio doors. Box window and seating area. S/Steel extractor. Integrated gas hob and oven. Integrated dishwasher. Recess lighting. Tiled splashback.

### Utility Room 1.63 x 2.88

Tiled floor. Fitted units.

### W.C. 1.39 x 1.06

Tiled floor. W.C., W.H.B.

### Stairs and landing in carpet

### Master Bedroom 5.56 x 2.66

Carpet flooring. Venetian blinds to window. Sliderobes.

### Ensuite 1.13 x 2.34

Linoleum floor and tiled walls to ceiling. W.C., W.H.B. with vanity unit. Double electric shower.

### Bedroom 2 2.88 x 3.93

Timber flooring. Blinds to window.

### Bedroom 3 2.94 x 2.89

Carpet flooring. Fitted wardrobes. Curtains to window.

### Bedroom 4 3.88 x 2.63

Carpet flooring. Fitted wardrobes. Venetian blinds to window.

### Bathroom 2.03 x 2.15

Tiled floor and part tiled walls. W.C., W.H.B., Bath.

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## GARDEN

Cobble lock driveway and garden in lawn to the front.

Garden in lawn to the rear with decking area with mature shrubbery & garden shed.

## FEATURES

Detached family home

Stunning large open plan kitchen / Diner

PVC double glazed windows, fascia and soffit

Fully alarmed

Newly installed gas boiler for central heating

## BER

Rating: C3

BER No.: 113122667

EPI: 209.37 kWh/msq/yr



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