



No. 87 Bishopsfield, Williamstown, Waterford. X91D9NW.

For Sale

€335,000

Bedrooms: 4
Reception Rooms: 2
Bathroom's / WC's: 4
Size: c. 174 Sqm. /c. 1,873 Sq. ft.



PSRA Licence Number: 004069



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DESCRIPTION

Extremely spacious and well-proportioned four bedroom detached house type with large sun room extension to the rear. Constructed in 2006 to a very high standard, this spacious property is presented in excellent family home condition having been well maintained and beautifully decorated throughout to a high standard. Extending to c. 174 Sqm this stunning property includes a sizable sun room rear extension, and a substantial attic conversion, ideally suited as a work from home space or kids playroom. Accommodation comprises of entrance hall, kitchen/diner with large island bar, living room, sun room and downstairs WC with enclosed washing machine and dryer. Upstairs comprises three large double bedrooms with both master and guest bedroom en-suite, walk-in wardrobe to master bedroom, main bathroom, together with second floor attic conversion. The attic conversion was completed when the property was constructed and features two Velux roof windows. The property also has the benefit of a fully enclosed and gated side entrance accessed from the kitchen, ideal for storage of bikes and activity equipment, and also incorporating a storage shed. The property has off street parking for two cars to the front, and a sizable south-west facing private rear garden with patio area and planted bedding and shrubbery. Viewing this substantially extended and beautifully decorated home comes highly recommended.

LOCATION

Within the private development of Bishopsfield on the Williamstown Road, the property is ideally located within easy reach of University Hospital Waterford, Tesco and Ardkeen Shopping centres and the outer ring road, giving easy access to the Waterford IDA Industrial Estates and all major routes. The development is on a bus route and is in within easy reach of local primary and secondary schools.

ASKING PRICE €335,000

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

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ACCOMMODATION

Entrance Hall 5.6m x 2.1m

Tiled floor, fitted storage under stairs.

W.C. 1.77m x 1.43m

Tiled floor, toilet, wash hand basin.

Sitting Room 6.17m x 3.93m

Solid timber floor coving, closed hearth fire, spot lighting, timber panelled walls.

Kitchen / Dining Room 5.1m x 2.6m leading to 3.8m x 3.45m

Tiled floor, fitted kitchen with large breakfast counter, integrated oven, grill, hob, fridge, freezer, dishwasher and microwave, tiled splashback, spot lighting.

Conservatory 4.5m x 3.5m

Tiled floor.

First Floor –

Bedroom One 4.1m x 3.2m

Solid timber floor, fitted blind, spot lighting.

Ensuite 2.4m x 1.5m

Tiled floor and walls, shower, toilet, wash hand basin, fitted blinds.

Walk-in Wardrobe 2.7m x 1.6m

Fully fitted wardrobe.

Bedroom Two 4m x 3.2m

Fitted carpet, fitted curtain, fitted blind, fitted wardrobes.

Ensuite 2.4m x 1.6m

Tiled floor and walls, shower, toilet and wash hand basin.

Bedroom Three 3.4m x 2.8m

Fitted carpet, fitted curtains, fitted blind, fitted wardrobe.

Main Bathroom 2.4m x 1.6m

Tiled floor and walls, bath, toilet, wash hand basin and fitted blind.

Second Floor –

Home Office / Playroom 6.1m x 3.8m

Fitted carpet.



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GARDEN

Large South West facing rear garden

Gardens in lawn to rear with patio

Fully enclosed gated side entrance with storage Separate garden shed to rear garden Off street parking for two cars

Private rear garden not over-looked

FEATURES

Large four bedroom house type with substantial sun room to the rear

Large attic conversion giving additional work from home space or playroom

Beautifully decorated throughout

Three generous double bedrooms

Two en-suite shower rooms to master and guest bedrooms

Zoned gas fired central heating

uPVC double glazing

BER

Rating: B3

BER No.: 113747315

EPI: 139.96 kWh/msq/yr



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