



No. 17 College Court, Ballytruckle, Waterford. X91 KI6P.

For Sale

€245,000

Bedrooms: 4
Reception Rooms: 2
Bathroom's / WC's 3
Size: c. 138sq.m. /c. 1,485sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Generously proportioned four bedroom semi-detached family home in a quiet cul de sac of College Court in Waterford City. This property extends to c. 1,485 sq.ft., and the accommodation includes two reception rooms, dining room, kitchen, utility room, WC, four generous bedrooms with master-bedroom en-suite and main bathroom. The property benefits from uPVC double glazed windows and oil fired central heating. Rarely does a property in this small development come to the market.

LOCATION

The property is ideally located in the popular residential development of College Court adjacent to Ballytruckle, Johnstown and John's Hill in Waterford City. It is centrally situated within minutes walking distance of the City Centre and all amenities including primary and secondary schools, local shops including Tesco Poleberry, TK Maxx, Odeon Cinema and is serviced by a regular bus service.

ASKING PRICE €245,000

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



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ACCOMMODATION

Entrance Hall **5.09 x 1.81**

Solid wood flooring.

Living Room **5.59 x 3.14**

Solid wood flooring. Open fireplace with granite base

Kitchen/Diner **3.79 x 3.41**

Tiled flooring. Fitted kitchen.

Dining Room **3.00 x 3.28**

Tiled flooring. Sliding doors to rear patio and garden.

Utility Room **1.36 x 1.50**

Tiled flooring. Plumbed for washing machine and dryer

WC **1.60 x 1.38**

Tiled flooring. WC. WHB.

TV Room **4.94 x 3.04**

Laminate wood flooring. Blinds and curtains to window.

First Floor

Bedroom 1 **4.75 x 4.16**

Carpet flooring. Fitted wardrobes. Blinds and curtains to windows.

Ensuite **2.42 x 0.98**

Tiled flooring. WC. WHB. Electric Shower. Walls tiled from floor to ceiling.

Bedroom 2 **3.41 x 3.33**

Solid wood flooring. Fitted wardrobes. Curtains to windows.

Bedroom 3 **4.95 x 2.95**

Carpet flooring. Fitted wardrobes. Blinds and curtains to windows.

Bedroom 4 **2.94 x 2.47**

Carpet flooring. Fitted wardrobes. Curtains to windows.

Bathroom **2.38 x 1.80**

Tiled flooring. WC. WHB. Bath with T90 electric shower. Tiled walls from floor to ceiling.



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GARDEN

Parking to front driveway and garden in lawn. To the rear, garden in lawn with mature shrubs and patio

FEATURES

Spacious family home

uPVC double glazed woodgrain windows.

PVC Facias and Soffits

Oil fired central heating

BER Rating C3

Excellent central location

BER

Rating: C3

BER No.: 115485450

EPI: 212.77kWh/msq/yr



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