



## No. 11 Williamstown Glen, Waterford. X91 N8XF.

**For Sale**

**€255,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c. 103 sq.m. /c. 1,102 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Spacious and well proportioned three bedroom semi-detached residence, located on the front row of the private development of Williamstown Glen. Situated at the end of the Williamstown Road close to the Farronshoneen roundabout, the property is ideally situated within easy walking distance of Tesco Ardkeen and University Hospital Waterford, whilst offering quick and easy access to all routes via the outer-ring road. The property is very well designed with a sizable living room, kitchen with dining area, utility area off the kitchen, down stairs WC, three generous upstairs bedrooms including master bedroom with en-suite shower room and a main bathroom. The property is of block wall construction, and heating is provided by a gas fired central heating system, while all windows are uPVC double glazed. The property has a south west facing rear garden in lawn and tarmacadam driveway to the front with lawned garden. The property is fully alarmed with gated side entrance. Viewing this property comes highly recommended.

## LOCATION

Within the private development of Williamstown Glen on the Williamstown Road, the property is ideally located within easy reach of Waterford University Hospital, 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 €255,000**

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



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## ACCOMMODATION

### Entrance Hall

Carpet flooring. Radiator cover.

### Living Room

Carpet flooring. Open fire with granite hearth. Blinds to bay window. Double doors to dining area of kitchen/diner.

### Kitchen/Diner 6.23 x 3.38

Altro linoleum flooring in kitchen area and carpet flooring in dining area. Fitted kitchen. Sliding doors to rear garden.

### Utility Area

Altro Linoleum flooring. Fitted for washing machine.

### WC 1.57 x 1.47

Altro Linoleum flooring. WC. WHB.

### Stairs and Landing in carpet.

### Bedroom 1 4.12 x 3.97

Carpet flooring. Fitted wardrobes. Blinds to window.

### En Suite 3.04 x 1.00

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

### Bedroom 2 4.12 x 3.78

Carpet flooring. Fitted wardrobes. Blinds to window.

### Bedroom 3 3.23 x 2.69

Carpet flooring. Fitted wardrobes. Blinds to window.

### Bathroom 2.36 x 2.00

Tiled flooring. WC. WHB. Bath with electric shower. Walls tiled from floor to ceiling.

## GARDEN

Front garden in lawn with driveway. Garden to rear in lawn with sunny South West aspect.

## FEATURES

Ideally located close to a host of local amenities and transport links

Spacious and well designed interior layout

Gas fired central heating

PVC double glazed windows

Fully alarmed with gated side entrance

## BER

Rating: D1

BER No.: 105356521

EPI: 235.88 kWh/msq/yr