



**No. 15 Cremore Ave., Grange Manor, Waterford. X91 VOHA.**

**For Sale**

**€245,000**

**Bedrooms:** 3  
**Reception Rooms:** 2  
**Bathroom's / WC's** 2  
**Size:** c. 101 sqm. /c. 1,087 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Excellent three bedroom two bath semi-detached home situated in the sought after mature residential estate of Grange Manor. Nicely presented property comprising of entrance hall, living room, lounge, kitchen/diner, three bedrooms, master bedroom is en suite and main bathroom. Benefiting from gas fired central heating, the property also has newly fitted front and rear PVC doors, uPVC double glazed windows and PVC fascia and soffits. With a secure enclosed rear garden with side entrance, the property also has a cobble-lock driveway to the front with off street parking for two cars.

## LOCATION

Ideally located in the eastern suburbs of Waterford City with a host of local amenities within easy walking distance including University Hospital Waterford, Tesco and Ardkeen shopping centres. The property is situated within easy reach of the city centre and is close to the outer ring road allowing easy access to Waterford IDA Industrial estate, and all routes via the new City by-pass and South link bridge.

**ASKING PRICE €245,000**

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



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## ACCOMMODATION

**Entrance Hall**      **4.29 x 1.90**

With carpet flooring.

**Living Room**      **5.11 x 4.01**

With carpet flooring. Open fireplace with marble insert. Coving to ceiling. Bay windows. Fitted blinds and curtains.

**Dining Room**      **3.96 x 3.19**

With carpet flooring. Sliding doors to rear walled garden. Coving to ceiling. Curtains to window.

**Kitchen/Diner**      **3.96 x 3.26**

With laminate timber flooring. Fitted kitchen.

### Stairs and Landing in carpet

**Bedroom 1**      **3.86 x 3.65**

With carpet flooring. Fitted wardrobes. Blinds and curtains to bay window.

**Ensuite**      **2.41 x 1.26**

With carpet flooring. WC, WHB, electric shower, tiled floor to ceiling.

**Bedroom 2**      **3.93 x 3.24**

With carpet flooring. Blinds and curtains to windows.

**Bedroom 3**      **3.15 x 2.68**

With carpet flooring. Blinds and curtains to window.

**Bathroom**      **3.51 x 2.05**

With Linoleum flooring. Tiled surround. WC, WHB, Bath. Blinds and curtains to windows.

## GARDEN

Garden to the front in lawn with cobblelock driveway. Enclosed garden to the rear in lawn with a southerly aspect. Barna Shed.

## FEATURES

Situated in a quiet cul de sac  
uPVC double glazed windows  
New front and rear PVC doors  
PVC fascia and soffit  
Sunny Southerly rear garden aspect

## BER

Rating: C3

BER No.: 115218562

EPI: 202.11kWh/msq/yr

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