



## No. 11 Magenta Mews, Grange Manor, Waterford. X91A4V6.

**For Sale**

**€225,000**

**Bedrooms:** 3/4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 3  
**Size:** c. 119 sqm. /c. 1280sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

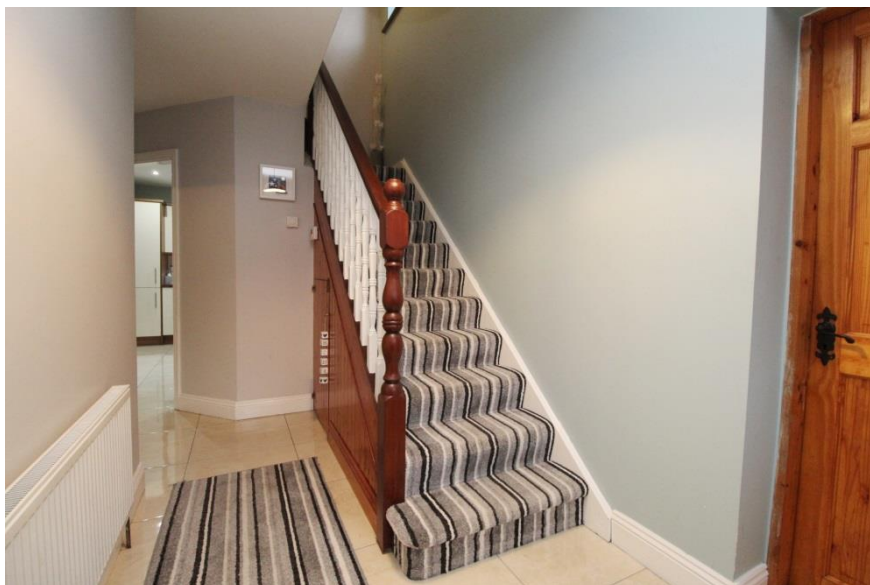
Generously proportioned and beautifully presented three / four bedroom semi-detached home, on a large corner site in a quiet cul-de-sac in the private development of Grange Manor on the Williamstown Road in Waterford's Eastern Suburbs. This stunning property has undergone a number of transforming upgrades and has is decorated beautifully throughout, including new tiling to the hall, kitchen and utility room, a new fitted kitchen and appliances and new floor coverings in the living and dining rooms. The property offers the option of either a second reception room or a downstairs fourth bedroom depending on requirements. The property is situated at the end of a quiet cul-de-sac and offers a large private corner site with spacious gardens, off street parking for two cars and a southerly aspect to the rear garden which also has an extended patio area. Viewing this property comes highly recommended.

## 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 €225,000**

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



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## ACCOMMODATION

### Entrance Hall

Tiled flooring. Radiator. Storage under stairs

### Living Room **4.00 x 5.09**

Walnut affect laminate wood flooring. Painted wooden fireplace with marble plinth and solid fuel stove. Double doors to hall with glazed panels. Coving to ceiling. Curtains and blinds to window.

### Kitchen **4.24 x 3.14**

Tiled flooring matching hall. Cream gloss with walnut fitted kitchen. Stainless steel fitted oven and microwave, gas hob and stainless steel extract unit. Tiles to splash back.

### Dining Room **2.78 x 3.96**

Walnut effect laminate wood flooring matching living room. Coving to ceiling. Curtains to sliding patio door.

### Utility Room

Tiled flooring matching kitchen and hall. Fitted oak units at ground and eye level. Plumbed for washing machine and dryer. Door to rear garden.

### WC

Tiled flooring. WC. WHB.

### 2<sup>nd</sup> Reception Room/Bedroom 4 **4.38 x 2.49**

Laminate wood flooring. Blinds to window.

### Stairs and Landing in Carpet

### Hot Press (Upgraded H.W.C.)

### Bedroom 1 **3.75 x 3.34**

Carpet flooring. Extensive fitted wardrobes. Blinds to bay window with curtains.

### En-Suite

Tiled floor and wall to shower. New electric shower unit, Triton T902. Tiled splashback to sink with vanity unit.

### Bedroom 2 **3.41 x 3.53**

Wooden flooring. Generous double bedroom with fitted wardrobes. Blinds and curtains to window.

### Bedroom 3 **2.72 x 2.54**

Wooden flooring. Generous single bedroom. Blinds and curtains to window.



## GARDEN

Private walled south facing rear garden in lawn with patio area. Side entrance.

## FEATURES

Large corner site with tarmacadam drive way and off street parking for two cars.

Extended utility from standard

South facing rear garden

Beautifully decorated throughout - walk in condition

Recently fitted modern kitchen and appliances

Gas fired zoned central heating

Double glazing throughout

## BER

Rating: B3

BER No.: 108031808

EPI: 145.87 kWh/msq/yr



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