



## Apt. No. 9 Kingswood, Ballinakill, Waterford. X91NX21.

**For Sale**

**€295,000**

**Bedrooms:** 3  
**Reception Rooms:** 2  
**Bathroom's / WC's** 2  
**Size:** c.121 sqm. /c. 1,300sq.ft.



PSRA Licence Number: 004069



52 High Street  
Waterford  
T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)

W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

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## DESCRIPTION

Large high specification ground floor three bedroom apartment with sun room extension, located within the exclusive development and gated community of Kingswood. Situated in the Eastern Suburbs of Waterford City in the leafy area of Ballinakill, and on the approach road to Waterford Castle. Kingswood is an exclusive development of just 14 apartments and 6 detached homes. This sizable apartment benefits from a superior quality fit out and spacious accommodation comprising of entrance hall, large open plan living/kitchen/dining area, separate sun room, utility room, master bedroom with en-suite shower room and with walk-in wardrobe, guest bedroom, and a third single bedroom or study, together with a sizable dedicated store room at second floor level. Heating is provided by gas under floor heating system and all windows are high quality double glazed.

## LOCATION

Located within the popular residential area of Ballinakill on the Dunmore Road, the property is situated within walking distance of University Hospital Waterford, The Brasscock Shopping Complex, and both the Tesco and The Ardkeen Shopping Centres. The property also located within easy reach of the new outer ring road, giving easy access to the Waterford IDA Industrial estate, the new M9 Waterford to Dublin motorway via the Southlink Bridge, and the N25 Rosslare to Cork Roads.

**ASKING PRICE €295,000**

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

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## ACCOMMODATION

**Entrance Hall:** **3.67 x 5.14**

Solid Oak flooring, recessed spot lights.

Cloaks. Hotpress.

**Main Bathroom:** **2.68 x 2.32**

WC, Whb, Bath, Shower.

Beautifully tiled throughout. Bespoke sanitary ware.

**Bedroom 1:** **3.30 x 3.08**

Generous double bedroom. Solid Oak flooring, blinds to window.

**En-Suite:** **3.18 x 1.95**

WC, Whb, Shower.

Tiled floor and walls to ceiling.

**Walk-in Wardrobe:** **1.98 x 1.29**

With shelving and hanging space.

**Bedroom 2:** **3.95 x 3.77**

Solid oak flooring, blinds to window.

**Study / Bedroom 3:** **3.20 x 2.07**

Solid oak flooring, roman blinds to window, window seat.

**Living Area:** **6.39 x 5.24**

Large open living area with marble fire place and gas fire, Solid oak flooring throughout, recessed spot lighting, roman blinds to windows. Dining area.

**Kitchen:** **2.57 x 3.26**

Traditional styled cream fitted kitchen. Granite work surfaces. Tiled floor and splash back. Gas hob with built in extractor. Integrated dishwasher. S/steel fitted oven.

**Utility:** **1.41 x 1.72**

Plumbed for washing machine and dryer.

**Sun-Room:** **3.99 x 2.66**

Bright spacious sun-room with westerly aspect. Solid oak flooring, curtains to windows. Glazed double doors to living area. Side entrance.

**2<sup>nd</sup> Floor Storage Room:**

Own door store room at first floor level.

## FEATURES

Spacious 2-3 bedroom apartment with sunroom extension

Situated in the leafy Ballinakill area just off Island Lane approaching Waterford Castle

High quality fit-out including solid oak doors skirting and architrave

Westerly aspect with ample natural light

Central vacuum system

Video Intercom to front door

Two dedicated parking spaces

Lift access to secure second floor storage room



# BER

Rating: C1

BER No.: 109911750

EPI: 32.42kWh/msq/yr



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