

## For Sale

### No. 20 The Pines, Ballinakill Downs, Dunmore Road, Waterford



Generously proportioned four bedroom detached residence, ideally located within the private development of Ballinakill Downs on the Dunmore Road, in Waterford. This superb property is located within easy walking distance of a host of local amenities including The Brasscock Shopping Centre, Woodlands Hotel and Leisure Centre, Waterford Regional Hospital and Tesco and Ardkeen Shopping Centres. Accommodation includes two reception rooms, dining room, kitchen, utility room, WC, four generous bedrooms with master-bedroom en-suite and main bathroom. The beautifully decorated and unblemished interior is presented in show-home condition and has been meticulously maintained. The superior residence benefits from a cobblelock driveway to the front, enclosed landscaped rear garden, fitted kitchen, quality wall and floor surfaces and also benefits from gas fired central heating. This is a superb family home and viewing comes highly recommended.

For Viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

**BER C2 NO. 106482979**

**Asking Price € 255,000**

**PSRA Registration No. 00215**

## Accommodation

<b>Entrance Hall</b>	4.77 x 2.02
Tiled Flooring, coving to ceiling, telephone point, radiator, alarm panel	
<b>Living Room</b>	3.79 x 5.31
Laminate wood flooring. Coving to ceiling. TV point. Curtains and roller blinds to window. Cast iron fireplace with marble plinth and mahogany surround.	
<b>Dining Room</b>	3.78 x 3.17
Laminate wood flooring. Coving to ceiling. Curtains and vertical blinds to patio door. Double doors to living room.	
<b>Kitchen</b>	3.42 x 3.45
Maple shaker style fitted kitchen, tiled splash back and flooring electric cooker, plumbed for dishwasher, fitted extractor unit.	
<b>Utility Room</b>	1.87 x 1.27
Tiled to match kitchen. Fitted work surface. Plumbed for washing machine	
<b>Downstairs WC</b>	1.45 x 1.25
WC, Whb. Tiled floor to match kitchen, walls tiled to ceiling.	
<b>Sitting Room</b>	2.65 x 4.78
Hardwood flooring throughout. TV Point. Curtains and blinds to window.	
<b>Stairs and Landing in Carpet</b>	
<b>Bedroom 1</b>	3.21 x 3.70
Generous double bedroom. Laminate wood flooring, Fitted wardrobes. Curtains and roller blinds to window.	
<b>En-Suite</b>	1.79 x 1.66
WC, Whb, Shower. Beautifully tiled floor and walls to ceiling. Steam cabinet multi-jet shower unit.	
<b>Bedroom 2</b>	2.91 x 3.68
Double Bedroom with laminate wood flooring with fitted wardrobes. Curtains and blinds to window.	
<b>Bedroom 3</b>	2.35 x 4.47
Generous single bedroom with laminate wood flooring, fitted wardrobes. Curtains and blinds to window.	

**Bedroom 4**

2.65 x 4.10

Generous single bedroom with laminate wood flooring, fitted wardrobes.  
Curtains and blinds to window.

**Main Bathroom**

2.56 x 2.15

WC, Whb, Bath.

Beautifully tiled floor and walls, corner bath with shower mixer.

**Garden:** East facing rear garden, in lawn with paved patio area and deck area.  
Gardens in lawn to the front with cobblelock driveway .

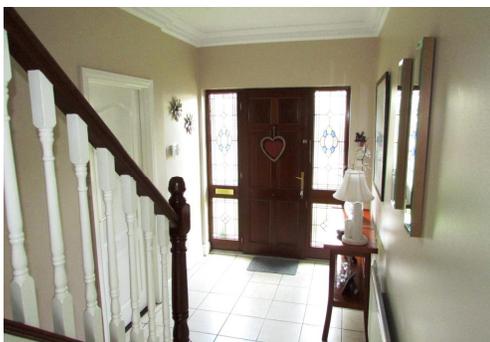
**Features:** Spacious two storey detached home.  
Superb location  
Four generous bedrooms  
Two reception rooms  
Spacious gardens and driveway

**Heating:** Gas fired central heating

**BER:** Rating: C2  
BER No: 106482979  
EPI: 187.82kWh/m2/yr

Viewing by prior appointment with **DNG Thomas Reid Auctioneers**  
on **051-852233**

**DNG Thomas Reid Auctioneers PRSA License No. 002015**







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THOMAS REID

**FOR SALE**

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