

For Sale

No. 10 Kings Channel, Ballinakill, Waterford.



Located within the prestigious private development of Kings Channel, No. 10 is a delightful detached residence of c.2,350 sq.ft. on a mature corner riverside site, with breath-taking river views. Kings channel is situated in close proximity to Waterford Regional Hospital, The Ardkeen & Tesco Shopping Complex's and is just c.1.5 miles from Waterford City Centre.

This superb family home provides bright and spacious living accommodation and is comprised of entrance hallway, sitting room, conservatory, dining room, kitchen, utility room, downstairs wc, main bathroom and three generous double bedrooms, with master bedroom fully en-suite. This well appointed property sits on a superb riverside site, with mature tree and shrub lined boundaries. In a quiet cul-de-sac within the development, the property enjoys uninterrupted views of both the River Suir, and The Island Ferry River Crossing at Ballinakill. Heating is provided by oil fired central, and all windows and doors are uPVC double glazed. Other features of this exceptional property include tarmac driveway and uPVC fascia and soffits, detached red brick boiler house and fuel store. Viewing of this truly excellent family home is highly recommended. For further details or viewing arrangement, please contact DNG Thomas Reid Auctioneers on 051-852233

Asking Price €365,000

Accommodation

Entrance Hall

Large open hallway entrance with feature half turn stairs and open balcony to upstairs, Stairs finished in mahogany, Wood panelled ceiling, mahogany skirting, doors and architrave throughout, Decorative glazing to front door and side panelled windows.

Sitting Room

8.83 x 4.74

Large open reception room with mahogany fireplace, cast iron hearth and marble plinth, Coving to ceiling, Carpet flooring, Tailor made curtains to windows, Two decorative ceiling mounted light fittings with matching wall mounted fittings, French doors to conservatory.

Conservatory

5.53 x 4.60

uPVC double glazed conservatory finished to a very high standard, Tiled flooring, Centre piece fan light, French doors to deck area.

Breathtaking views of 'The Kings Channel' section of the River Suir, The Island, and the Waterford Castle ferry crossing at Ballinakill.

Dining Room

4.93 x 6.00

Carpet flooring, Handmade curtains to bay and single window, Recessed light fittings to ceiling, With coving detail.

Kitchen

4.93 x 3.87

Sizable kitchen with dining area. Handmade fitted kitchen in solid Beech, with ground and eye level units, glazed display cabinets, Fitted extract unit, Fridge freezer, Dishwasher, and Electric Oven, Tiled flooring and splashback, Recessed spot lighting to ceiling, Superb River views from Kitchen window.

Utility Room

Tiled floor matching Kitchen, Ground and eye level units and counter top. Plumbed for washing machine and dryer.

Downstairs Wc

Wc, Whb, Tiled floor matching Utility and Kitchen. Rear entrance from garden.

Landing

Large open 360o landing balcony with open stairwell to downstairs hall. Stairs and landing in carpet, Wood panelled ceiling with recessed spot lighting.

Bedroom 1

8.08 x 3.82

Sizable master bedroom suite with carpet flooring, Fitted wardrobes in mahogany finish, Recessed spot lighting to ceiling. Beautiful River views from all master bedroom windows.

En Suite

Wc, Whb, Tiled floor and walls to ceiling, Electronic shower unit, and glazed shower unit.

Hot Press

Main Bathroom

Wc, Whb, Bath with shower mixer fitting, Victorian style bathroom suite and fittings, Tiled floor and walls to ceiling.

Bedroom 2

3.51 x 3.52

Generous double bedroom with carpet flooring, Fitted wardrobes and curtains to window.

Bedroom 3

3.45 x 3.55

Double bedroom with carpet flooring, Fitted wardrobes and curtains to window.

Features

uPVC double glazed windows and doors
uPVC fascia and soffits
Solid mahogany internal doors and door frames, skirting and architrave.
Tarmacadam driveway.

Heating

Oil fired central heating.

Garden Details

Truly breath-taking river views.
Generous corner site with south facing rear garden.
Red-brick built detached boiler house and fuel store

Services:

Mains water and waste water services.



Entrance Hallway



Conservatory



Sitting Room



Dining Room



Kitchen



Utility Room



Bathroom



Landing



Landing



Bathroom



Bedroom



Bedroom



Bedroom



River Views



River Views



Garden



Deck Area & Conservatory



Rear Garden



Rear Garden



River Views



River Views

DOUGLAS NEWMAN GOOD

DNG

THOMAS REID

FOR SALE

www.dng.ie

tel. 051 852233

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