



**No. 12 Ballinure, Collins Avenue, Waterford. X91F1W0.**

**For Sale**

**€249,000**

**Bedrooms:** 3/4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 3  
**Size:** c.117 sq.m. /c.1,259 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD  
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## DESCRIPTION

Spacious three bedroom semi-detached home with the added benefit of being situated in a quite cul de sac on a generous split corner site. This well-proportioned family home is situated in a much sought after location on the Dunmore Road in the eastern suburbs of Waterford City. The accommodation comprises of entrance hallway, living room, open plan kitchen/dining room, TV/study room, utility and WC at ground floor level, with three spacious bedrooms including en-suite shower room to the master bedroom and a main bathroom at first floor level. The property has the benefit of teak double glazing windows which are in excellent condition, along with a gas fired central heating system. Outside the property benefits from a large front garden with extended cobblelock driveway with off street parking for two cars, mature hedging and a large side entrance. A large garden to the rear offers an extensive patio area with lawned gardens, mature trees and shrubbery, and a barna shed. The property would make an ideal family home or investment due to its convenient location, viewing is strongly recommended.

## LOCATION

The property is within the sought after residential estate of Collins Avenue on the Dunmore Road in the eastern suburbs of Waterford City. This family home is located within easy walking distance to an excellent choice of local amenities including The Brasscock Shopping Centre, Woodlands Hotel and Leisure Centre, University Hospital Waterford and Tesco and Ardkeen Shopping Centres. Waterford City centre is just a five minute drive away.

**ASKING PRICE €249,000**

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





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## ACCOMMODATION

### Entrance Hall 4.91 x 1.38

Tiled flooring. Decorative radiator cover. Coving to ceiling.

### Living Room 3.99 x 5.45

Laminae wood flooring. Fireplace with recessed wood burning stove. Double doors to kitchen/diner. Blinds to window.

### Kitchen/Diner 3.79 x 5.47

Porcelain tiled flooring. Fitted kitchen with integrated oven and hob. French doors to rear garden and patio.

### Utility 2.61 x 1.61

Porcelain tiled flooring. Plumbed for washing machine and dryer. Fitted work surfaces.

### WC 1.37 x 1.4

Porcelain tiled flooring. WC. WHB.

### Lounge / Bedroom 4 5.01 x 2.63

Laminated wood flooring. Blinds to window.

### Carpets to stairs and landing.

### Bedroom 1 4.72 x 3.80

Carpet flooring. Fitted wardrobes. Blind and curtains to window.

### En Suite 2.21 x 1.80

Tiled flooring. WC. WHB with vanity unit. Electric Shower. Walls tiled from floor to ceiling.

### Bedroom 2 3.00 x 3.16

Laminate wood flooring. Fitted wardrobes. Blind to window.

### Bedroom 3 2.86 x 2.36

Laminate wood flooring. Blind to window.

### Bathroom 2.71 x 1.89

Tiled flooring. WC. WHB. Bath with electric shower. Walls tiled from floor to ceiling.

## GARDEN

Front garden in lawn with large cobble-lock driveway with ample parking for two cars. Large private rear garden with extensive patio area and lawned gardens with mature trees and shrubbery.

## FEATURES

Spacious private rear garden

Off street parking for two cars

Gas fired central heating

Superb location

Situated in a quiet cul de sac on a generous site

## BER

Rating: D1

BER No.: 103878476

EPI: 242.06kWh/msq/yr

