



No. 39 The Estuary, Kings Channel, Waterford. X91 YXD8.

For Sale

€545,000

Bedrooms: 5
Reception Rooms: 3
Bathroom's / WC's 4
Size: c. 311 sqm. /c.3348 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

No. 39 The Estuary Kings Channel is an impressive architecturally designed contemporary styled dwelling, occupying an elevated corner site overlooking the river Suir within the Kings Channel development in the eastern suburbs of Waterford City. This substantial and imposing property extends to c. 311 Sqm / 3,348 sq.ft. and comprises a double height entrance hall with WC and cloakroom, followed by a large foyer with central staircase, also encompassing a large dining area and lounge room. From this central foyer is a sitting room, study or television room, large family kitchen with central dining area and separate utility room. At first floor level are five generous bedrooms including master bedroom and three further double bedrooms and one large single bedroom. Bedrooms one and two have their own en-suite shower rooms, while there is also a spacious family bathroom provided. The property is of concrete construction with solid concrete ground and first floors, allowing for under-floor heating throughout the property. A gas fired central heating system is in place, while an oil fired Stanley cooker with heating capabilities is also provided in the kitchen area. The property has the benefit of a detached garage to the side with a floored loft for additional storage space. Off street parking to the front and side with cobble-lock driveways in both areas to accommodate three or more cars. The rear garden is private and south-west facing enjoying the best of the evening sun.

LOCATION

The property is located within the private development of Kings Channel in the Ballinakill area within Eastern suburbs of Waterford City. The property is within walking distance of University Hospital Waterford, The Ardkeen and Tesco Shopping Centres and a host of local amenities including sports and entertainment facilities. The property is also situated within easy reach of a number of primary and secondary schools as well as local crèche and childcare facilities on the Dunmore Road area. The location also allows for easy access to The Waterford IDA Industrial Estate and all other routes via the Outer Ring Road.

ASKING PRICE €545,000

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

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ACCOMMODATION

Entrance Hall

Grand entrance hall with double height ceiling and balcony from first floor.

Cloak Room

3.08 x 2.28

Cloak Room with ample hanging space

WC

Tiled flooring. WC. WHB.

Open Plan Foyer with Dining Area and Lounge 8.76 x 11.56

Split level foyer with half turn staircase and balcony in architectural steel with solid cherry wood threads and handrail. The foyer comprises of a dining area to the right with steps either side of the central staircase descending to a lounge area with double height ceiling and balcony from first floor hall area. The lounge area has a sandstone fireplace with solid fuel stove. Two sets of French doors to the rear garden and patio area from the lounge are ideal for outside entertaining in the summer months. Both the foyer and entrance hall are complete in semi solid oak flooring, with recessed LED spot lights throughout. Decorative coving to ceiling and curtains to all windows.

Sitting Room

5.776 x 4.42

Semi solid oak flooring matching hall. Marble fireplace with open fire. Recessed LED spot lighting with coving to ceiling. French doors to rear garden and patio. Curtains to all windows.

Study/Play Room

3.26 x 4.40

Semi solid oak flooring. LED spot lighting to bay window. Curtains to windows.

Kitchen

4.42 x 5.79

Tiled flooring. Fitted kitchen with granite work surfaces, ground and eye level units, gas stainless steel hob and extractor. Stanley cooker, oil fired with oven, hot plate and hob. Coving to ceiling. Recessed LED spot lighting. French doors to rear garden and patio.

Utility Room

3.42 x 2.00

Tiled flooring, matching kitchen. Fitted kitchen work units. Stainless sink unit. Plumbed for washing machine and dryer. Rear door.

First Floor.

Solid concrete first floor with under flooring heating throughout. Semi solid oak flooring. Coving to ceiling. LED recessed spot lighting. Balcony overlooking hall and foyer.

Bedroom 1

4.66 x 6.03

Spacious master bedroom suite with carpet flooring, large windows at both sides giving a dual aspect with ample light and stunning views of the River Suir and South Kilkenny. Curtains to windows.

En Suite

3.60 x 2.13

Tiled flooring and walls to ceiling. WC. WHB. Two sink units, bidet, bath, separate shower with glass enclosure.

Hot Press

Walk in hotpress with ample storage space.

Bedroom 2

3.23 x 4.79

Carpet flooring. Fitted wardrobes. Curtains to windows. Beautiful River views.

En Suite

WC, WHB. Shower. Glass shower enclosure. Tiled flooring and wall to ceiling

Main Bathroom**2.96 x 2.87**

Tiled flooring and walls to ceiling. WC. WHB. Bath. Shower with glass shower enclosure.

Bedroom 3**4.65 x 2.76**

Generous double bedroom. Carpet flooring. Fitted wardrobes. Curtains to windows.

Bedroom 4**4.64 x 2.94**

Generous double bedroom. Carpet flooring. Fitted wardrobes. Curtains to windows.

Bedroom 5**3.77 x 3.46**

Large single bedroom carpet flooring. Curtains to window.

GARDEN

South-West facing private rear garden

Lawned gardens with large patio area to the rear

Detached garage with roller shutter door and rear entrance, and converted loft area ideal for storage.

Cobble lock driveways to front and side with off street parking for three or more cars

FEATURES

Gas Fired Under Floor Heating Throughout.

Woodgrain uPVC Double Glazed windows and doors.

South West Facing Rear Garden with Patio Area and Lawned Garden

Detached Garage with Loft Area

BER

Rating: C1

BER No.: 102941184

EPI: 158.28kWh/msq/yr



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