



No. 26 Riverside, Ballinakill Downs, Waterford. X91X8E8

For Sale

€395,000

Bedrooms: 5
Reception Rooms: 3
Bathroom's / WC's 3
Size: c. 184 sq.m. /c. 1,980 sq.ft.



PSRA Licence Number: 004069



REID & COPPINGER



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DESCRIPTION

Spacious five bedroom, three bath, detached family home situated in the popular sought after development of Ballinakill Downs off the Dunmore Road. Rarely does a five bedroomed property come to market in this prestigious development. The property has the benefit of being on a large corner site with the option of extending subject to the relevant planning permission. The accommodation comprises of entrance hallway, living room, Lounge / dining room, TV room, kitchen / dining, utility & WC. First floor comprises of five bedrooms two with walk in wardrobes & three with fitted wardrobes, main en-suite and bathroom. Viewing this property comes highly recommended.

LOCATION

The property is within the sought after private development of Ballinakill Downs on the Dunmore Road in the eastern suburbs of Waterford City. This excellent property is located within easy walking distance to a host of local amenities including the Brasscock Centre, Woodlands Hotel & Leisure Centre, University Hospital Waterford and Ardkeen Shopping Centres with Waterford City just a five minute drive away.

ASKING PRICE €395,000

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









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ACCOMMODATION

Entrance Hall **5.50 x 2.54**

Tiled flooring.

Living Room **4.93 x 5.13**

Pine wood flooring. Open fireplace with gas fire insert. Coving. Venetian blinds to window. Double doors to dining room.

Dining Room **4.37 x 3.59**

Pine wood flooring. Coving. Sliding doors to rear.

Kitchen/Diner **4.21 x 4.33**

Tiled flooring. Fitted kitchen with centre breakfast bar.

Utility Room **4.03 x 1.43**

Tiled flooring. Plumbed for washing machine. Fitted units with WHB.

W.C. **1.80 x 1.04**

Tiled floor and walls. W.C. and WHB.

Lounge/TV Room **5.29 x 2.95**

Laminate wood flooring. Venetian blinds to windows.

Stairs and Landing in carpet to first floor

Bedroom 1 **3.65 x 4.72**

Wood flooring. Venetian blinds to window.

Walk in Wardrobe **2.20 x 1.40**

Wood flooring. Built in units.

Ensuite **2.00 x 2.20**

Tiled floor and walls to ceiling. W.C., WHB, Electric shower with glass doors.

Bedroom 2 **3.90 x 3.59**

Wood flooring.

Walk in Wardrobe **1.40 x 1.53**

Fitted units.

Bedroom 3 **3.07 x 4.13**

Wood flooring. Fitted wardrobes. Venetian blinds to window.

Bedroom 4 **3.39 x 2.71**

Wood flooring. Fitted wardrobes.

Bedroom 5 **2.48 x 2.56**

Wood flooring. Fitted wardrobes.

Bathroom **2.58 x 2.34**

Tiled floor and walls to ceiling. W.C., WHB, Corner Bath.

FEATURES

Large corner site
Southerly aspect to rear garden
Gas fired central heating
uPCV double glazing
uPVC fascia and soffits
River views

BER

Rating: C2
BER No.: 112908421
EPI: 177.74kWh/msq/yr

GARDEN

Lawn to the front with large cobble lock driveway. Parking for three cars.
Southerly aspect rear garden with private walled in garden



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