

For Sale

**No. 3 Lis na Carraig, Collins Avenue, Dunmore Road,
Waterford.**



Substantial detached family home located within a sought after private development on The Dunmore Road in Waterford, located within easy reach of Waterford Regional Hospital, The Brasscock Shopping Centre, and The Tesco and Ardkeen shopping centres. Substantially extended from the original house type to provide both extra living accommodation, and two extra bedrooms, the extension also provides for the increase in size of the existing bedrooms, giving a total of 6 generous double bedrooms. The property also has a side entrance giving rise to the use of part of the extension as a separate work-from-home facility, with separate access and parking. The property is currently comprised of three reception rooms, kitchen, dining room, utility room, six large double bedrooms with master bedroom en-suite and large main bathroom. Viewing comes highly recommended. For further details or viewing arrangement, please contact DNG Thomas Reid Auctioneers on 051-852233.

BER No. 105573968.

Asking Price €249,000

Accommodation

Entrance Hallway

3.52 x 4.06

Semi solid oak floor, coving to ceiling, Radiator, Alarm control panel.

Living Room

4.53 x 4.36

Semi solid oak floor, Feature mahogany fire place with cast iron hearth and marble plinth.
Stanley solid fuel stove. Wooden venetian blinds and curtains to bay window. Coving to ceiling. Double doors through to dining room.

Dining Room

3.84 x 3.43

Semi solid oak floor, Sliding patio door to rear garden and patio area.

Kitchen

3.30 x 3.98

Newly fitted cream cottage style kitchen with ground and eye level mounted units.
Tiled splash back, Electric cooker with ceramic hob, In-sinkerator waste disposal unit.
Provision for dishwasher. Wooden venetian blinds to kitchen window.

Utility Room

2.53 x 1.63

Work surfaces and wall mounted kitchen units matching kitchen. Plumbed for washing machine, Vented for dryer. Access to services room containing gas boiler.

Lounge Room

3.89 x 3.86

Oak wooden flooring, Curtain to french doors to rear garden.

Sitting Room

5.88 x 3.87

Oak wooden flooring, Feature mahogany fire place with cast iron hearth and marble plinth.
Stanley solid fuel stove. Wooden venetian blinds and curtains to bay window.

WC

Wc, Whb, tiled walls.

First Floor

Stairs and Landing newly carpeted

Bedroom 1

6.48 x 4.36

Large master bedroom suite, converted from two bedrooms into one, with dressing area and extensive fitted wardrobes. Carpet flooring, curtains and wooden venetian blinds to all windows.

En-Suite

Wc, Whb, Shower with Triton T900pi pressure shower unit, glass shower screen, tiled walls.

Bedroom 2

3.46 x 2.95

Double bedroom with carpet flooring, fitted wardrobes, curtains and wooden venetian blinds to window. Built in wardrobes.

Main Bathroom

2.41 x 2.86

WC, Whb, Bath with shower mixer, Be-day and separate shower with mains shower. Beautifully tiled floor and walls to ceiling.

Bedroom 3

4.61 x 3.96

Generous double bedroom with carpet flooring, curtains and wooden venetian blinds.

Bedroom 4

3.96 x 3.98

Sizable double bedroom with laminate wood flooring, curtains and venetian blinds to window, fitted storage units and study area.

Second Floor

Stairs and landing in carpet

Bedroom 5

5.47 x 3.96

Large double bedroom with carpet flooring, fitted wardrobes, curtains to balcony door, balcony area with stunning views of the estuary and the Dunmore Road area.

Bedroom 6

3.97 x 5.16

Generous double bedroom with carpet flooring, fitted wardrobes, curtains and venetian blinds to window.

Features

Located in popular mature private development.

Newly renovated and redecorated throughout to a very high standard. Large elevated site with superb views. Extended from the original house type to include 6 bedrooms, and / or a work from home suite with separate side entrance, suitable as a professional practise, or as office space.

Heating

Newly upgraded Gas Fired Central Heating.

Garden Details

Rear garden in lawn with paved patio area, and mature trees and shrubbery. Front gardens in lawn with cobblecok driveway and off street parking.



126.25 kWh/m2/yr

BER Number: 105573968

Viewing by prior appointment with Thomas Reid Auctioneers

Phone 051-852233



















Where as every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and can not be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.