



No. 46 Mount Suir, Gracedieu, Waterford. X91 FT7K.

For Sale

€235,000

Bedrooms 4
Reception Rooms 2
Bathroom's/WC's 3
Size c.117 sq.m. /c. 1,260 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Spacious four bed semi-detached family home situated in the popular residential estate of Mount Suir in the Gracedieu area of Waterford, just off the Carrickpherish Road. This well-proportioned four bedroom family home has been well maintained and is in excellent condition throughout and includes a recently refurbished bathroom and en-suite shower room to the master bedroom. The property has the benefit of gas fired central heating, double glazed windows, and front and rear gardens in lawn with cobble lock driveway to the front, and paved patio area to the rear. This spacious family home comprises of ground floor entrance hallway, living room, kitchen, dining room and downstairs WC. The first floor accommodation comprises four generous bedrooms, master bedroom with en-suite shower room and main bathroom. This superb property would make an excellent family home or equally suit the discerning investor.

LOCATION

Located just off the Carrickpherish and Gracedieu Roads, the property is situated adjacent to the new Carrickpherish Library, and is within walking distance of Waterford Industrial Estate, and the Cleaboy Business Park. The property is located a short distance from the Ballybricken area, including the Hyper Centre Supervalu shopping centre, and has a choice of excellent schools nearby. The property is also within close proximity to the Outer Ring Road, and the Southlink Bridge crossing giving east access to all major routes.

ASKING PRICE €235,000

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



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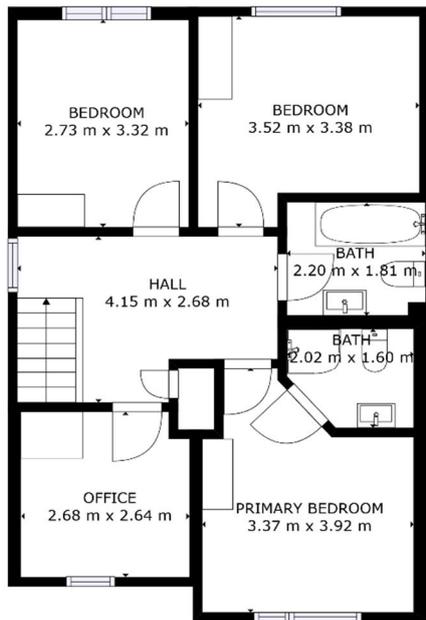






GROSS INTERNAL AREA
 FLOOR 1: 59 m², FLOOR 2: 59 m²
 EXCLUDED AREAS: , PATIO: 26 m²
 PORCH: 4 m²
 TOTAL: 118 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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FLOOR 2



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ACCOMMODATION

Entrance Hall **4.23 x 2.50**

Large spacious entrance hallway, tiled Floor, storage under stairs, venetian blinds to side window.

WC **1.49 x 1.62**

WC, WHB, tied floor and splash-back.

Living room **3.71 x 5.30**

Laminate wood flooring, coving to ceiling, venetian blinds to window, double doors to dining room.

Dining room **4.20 x 3.05**

Laminate wood flooring, sliding patio door to rear garden.

Kitchen **3.16 x 4.59**

Cream high-gloss and walnut wood fitted kitchen, with extensive storage space at ground and eye level. Tiled floor and splash back. S/s electric oven, ceramic hob, fitted extractor unit. Roman blinds to window.

Stairs and landing **4.09 x 2.68**

Large open landing in carpet.

Master Bedroom **4.04 x 3.50**

Double bedroom with carpet flooring, fitted wardrobes, venetian blinds to window.

En-suite shower room **2.09 x 1.69**

WC, WHB, Shower. Newly tiled throughout with all new sanitary ware. New quadrant shower with glass shower enclosure, Triton electric shower unit.

Main Bathroom **2.12 x 1.82**

WC, WHB, Bath. Newly tiled floor and walls at bath. Mains shower mixer, glass shower screen.

Bedroom 2 **3.35 x 3.48**

Generous double bedroom. Fitted wardrobes.

Bedroom 3 **3.35 x 2.72**

Double bedroom with fitted wardrobes

Bedroom 4 **2.71 x 2.66**

Single bedroom.



GARDEN

Garden in lawn to front and rear. South facing rear garden.

BER

Rating: C1

BER No.: 116687419

EPI: 158.48 kWh/msq/yr

FEATURES

Spacious four bedroom semi-detached home in excellent condition throughout

South facing rear garden

Cobble-lock driveway with off-street parking

Gardens in lawn front and rear

Easy access to the outer-ring road, and the Southlink bridge



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