

## For Sale

### Grianan, No. 2 Grange Park Road, Waterford



'Grianan' is a beautifully presented three bedroom detached residence, located on the corner of Grange Park Road and Passage Road in the Newtown area of Waterford City. Within walking distance of a host of local amenities, the property is situated in one of Waterford's premier suburbs in a mature established area. The property extends to c.150 msq. and comprises an entrance hall, two reception rooms, kitchen, utility room, dining room, three generous upstairs bedrooms, main bathroom, and separate WC. The property has the benefit of oil fired central heating with a solid fuel stove in the main reception room, and with uPVC double glazing throughout. Gardens are in lawn front and rear with mature trees and hedging surrounding the property and tarmac driveway with gated entrance to the front.

**BER: No. 100139674**

**Asking Price €245,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Porch**

#### **Entrance Hall**

3.11 x 2.11

Solid Mahogany flooring. Storage under stairs.

#### **WC**

WC with Whb understairs.

#### **Kitchen**

2.63 x 3.59

Oak fitted Kitchen. Tiled splash back

#### **Utility Room**

2.22 x 1.15

Plumbed for washing machine and dryer

#### **Dining Room**

2.80 x 3.61

Through open arch from kitchen.

#### **Living room**

Solid Mahogany Flooring. Solid fuel stove on a granite plinth. French doors to rear garden. 3.66 x 5.47

#### **Lounge**

4.49 x 2.94

Painted wooden flooring.

#### **Bedroom 1**

3.64 x 3.09

Carpet flooring. Curtains to window.

#### **WC**

1.74 x 0.81

#### **Bathroom**

1.33 x 2.85

Bath. Whb. Tiled around bath. Triton T90i electrical shower

#### **Bedroom 2**

5.91 x 3.08

Very large double bedroom. Laminate wood flooring. Curtains to window. Wall lighting.

#### **Bedroom 3**

3.65 x 2.26

Single bedroom. Carpet flooring. Curtains to window.

#### **Garden:**

Mature garden in lawn with mature trees and hedge lined boundary. Tarmacadam driveway.

#### **Features:**

uPVC fascia and soffits. South facing rear garden in lawn with apple trees.

#### **Heating:**

Oil fired central heating

#### **BER:**

Rating E1

BER No. 10139674

EPI: 362.28 kWh/m<sup>2</sup>/yr

Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233

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FOR SALE

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