

## For Sale

### No. 20 The Brambles, Ballinakill Downs, Waterford



Generously proportioned four bedroom detached residence, ideally located within the private development of Ballinakill Downs on the Dunmore Road. The Brambles is a small enclave of detached houses adjoining the woods within a private cul-de-sac in this popular development, and is situated within easy walking distance of a host of local amenities including The Brasscock Shopping Centre, Woodlands Hotel and Leisure Centre, Waterford University Hospital along with Tesco and Ardkeen Shopping Centres. Having been meticulously maintained, internal accommodation includes a large entrance hall, living room, dining room, kitchen, utility room, WC, four generous double bedrooms with master-bedroom en-suite and main bathroom. The property also has an internal garage, easily suitable for conversion to a second reception room or down stairs bedroom. On one of the larger sites in the development, the property benefits from a cobblelock driveway to the front with ample parking for two or more cars, wide side entrance suitable for extending, subject to the appropriate planning permission, large enclosed rear garden with mature trees and shrubbery, and two gated side entrances. With gas fired central heating and uPVC double glazing throughout, this is a superb family home comes to the market with early vacant possession. For further information and viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

**BER: No. 109646109**

**Asking Price €280,000**

**PSRA Registration No. 002015**

## Accommodation

### **Entrance Hall**

4.77 x 2.02

Carpet flooring. Coving to ceiling. Alarm Panel

### **Living Room**

3.79 x 5.31

Carpet flooring. Coving to ceiling. Recessed spot lighting. Cast iron fireplace with marble plinth and mahogany surround and gas fire. Curtains and roller blinds to window

### **Dining Room**

3.78 x 3.17

Carpet flooring. Coving to ceilings. Recessed spot lighting. Double doors to living room. Curtains and blinds to patio door.

### **Kitchen**

3.42 x 3.45

Linoleum flooring. Tradition wooden fitted kitchen with ground and eyelevel units. Tiled splashback. Stainless steel sink unit. Electric cooker. Recessed spot lighting

### **Utility Room**

1.87 x 1.27

Linoleum flooring. Fitted work surface. Plumbed for washing machine

### **Downstairs WC**

1.45 x 1.25

Linoleum flooring. WC. WHB

### **Stairs and Landing in Carpet**

### **Bedroom 1**

3.21 x 3.70

Carpet flooring. Sliding mirrored fitted wardrobes. Curtains and blinds to window

### **En Suite**

Carpet flooring. WC. WHB. Triton electric shower unit

### **Bedroom 2**

2.91 x 3.68

Carpet flooring. Fitted wardrobes. Curtains and blinds to window

### **Bedroom 3**

2.35 x 4.47

Carpet flooring. Fitted wardrobes. Curtains and blinds to window

### **Bedroom 4**

2.65 x 4.10

Carpet flooring. Fitted wardrobes. Curtains and blinds to window

### **Main Bathroom**

2.56 x 2.15

Linoleum flooring. WC. WHB. Corner bath with shower mixer. Tiled walls from floor to ceilings

### **Garage Room**

Concrete floor. Plastered ceiling. Up and over garage door

### **Garden**

Large south east facing rear garden in lawn with mature trees and shrubbery. Gardens in lawn to the front with cobble lock driveway

### **Features**

Spacious two storey detached home  
Superb location  
Four generous bedrooms  
Large garden and driveway  
Phonewatch alarm system

**Heating:** Gas fired central heating  
**BER:** Rating D1  
BER No. 109646109  
EPI: 225.67

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

**DNG Thomas Reid Auctioneers PSRA License No. 002015**









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