



No. 45 Carraig Heights, Gracedieu, Waterford. X91E3F6.

For Sale

€219,000

Bedrooms: 4
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 110 sqm. /c. 1184 sq.ft.



PSRA Licence Number: 004069



REID & COPPINGER

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DESCRIPTION

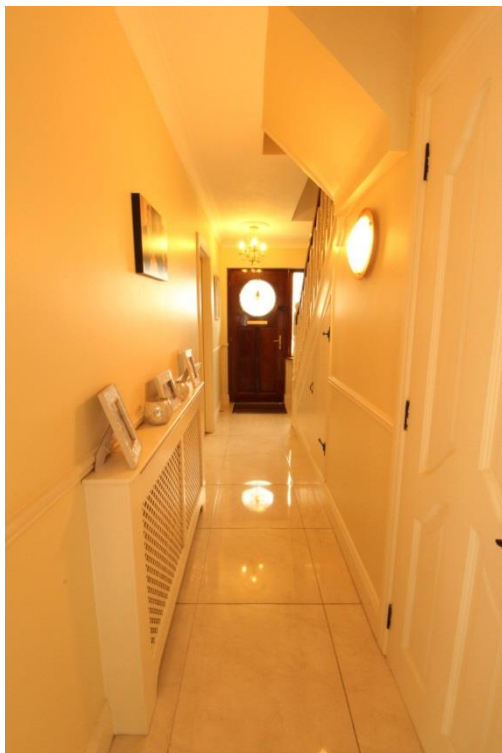
Beautifully presented four bedroom semi-detached family home, extending to c. 110 sq.m., This superb property is in pristine condition and has recently undergone upgrading throughout, including a new fitted kitchen with granite work surfaces and integrated units. Accommodation which includes living room, kitchen/diner, downstairs WC, four generous bedrooms with master-bedroom en-suite and a main bathroom. The front garden is in lawn with a cobblelock driveway with a beautiful landscaped south facing rear garden. The property comes with the benefit of planning permission for c. 800sq.ft. extension. Viewing this superb property comes highly recommended.

LOCATION

Within the private development of just 48 houses in Carraig Heights. This superb property is located within easy walking distance of a host of local amenities including SuperValu Hyper Shopping Centre, primary and secondary schools and Waterford City Centre. Gracedieu is also within a close proximity to the outer ring road which gives easy access to many locations including IDA Industrial Estate, University Hospital Waterford, Dunmore East and within 2 minutes of Waterford Greenway.

ASKING PRICE €219,000

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



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ACCOMODATION

Entrance Hall 5.24 x 1.85

Porcelain tiled flooring.

Living Room 5.06 x 3.96

Timber flooring. Fireplace with gas fire inset. Double doors to kitchen/diner. Curtains to window.

Kitchen/Diner 5.90 x 4.13

Porcelain tiled flooring. Fitted cream kitchen with black granite work surfaces. Integrated hob and double oven, microwave. Sliding doors to rear garden. Corner shelving unit.

WC 1.03 x 2.11

Porcelain tiled flooring. WC. WHB

Stairs and Landing in Carpet

Master Bedroom 3.17 x 3.53

Laminate wood flooring. Slide robe fitted wardrobes. Blinds to window

En Suite 2.31 x .96

Tiled flooring. WC. WHB. Shower. Tiled walls from floor to ceiling.

Bedroom 2 3.13 x 4.38

Laminate wood floor. Built in wardrobes. Blinds and curtains to window.

Bedroom 3 2.52 x 2.41

Laminate wood flooring. Blinds and curtains to window.

Bedroom 4 2.74 x 3.11

Timber flooring. Blinds and curtains to window.

Main Bathroom 1.85 x 1.94

Tiled flooring. WC. WHB. Bath with electric shower. Tiled walls from floor to ceilings.

GARDEN

Garden to front of property in lawn with cobble lock paving for off street parking. South facing rear landscaped private garden with large decking area, lawn and mature shrubbery. Barna shed which is plumbed for washing machine and dryer

FEATURES

uPVC Double Glazed Windows

Beautiful Landscaped Rear Garden

Cobblelock Driveway to Front

Fully Alarmed

Planning Permission for c. 800sq.ft. Extension

BER

Rating: D1

BER No.: 112314745

EPI: 248.04 kWh/msq/yr