

## **For Sale**

**No. 28 Carraig Heights, Ardnashee, Gracedieu,  
Waterford.**



No. 28 Carraig Heights is a well appointed four bedroom semi detached property located within easy reach of Waterford City and a host of local amenities. Beautifully maintained by its current owners, the property benefits from a newly fitted kitchen with all new appliances and splashback. The property has also been newly tiled and redecorated. Accommodation consists of entrance hallway, living room, kitchen/dining area, guest wc, four bedrooms (master en-suite) and main bathroom. Heating is provided to the property by gas fired central heating and all windows are PVC double glazed. Boasting a large private enclosed south facing rear garden with barna shed, side entrance and cobblelock driveway to the front of the property. Viewing of this turn key condition property comes highly recommended. For further details or viewing arrangement, please contact DNG Thomas Reid Auctioneers on 051-852233.

**Asking Price €158,000**

## Accommodation

### Entrance Hallway

Laminate wood flooring, Telephone point.

### Living Room

3.93 x 4.97

Laminate wood flooring, Wooden Venetian blinds and curtains to windows, Gas fire with marble hearth and cream wooden surround, Coving and centre rose to ceiling.

### Downstairs Wc

Wc, Whb, Tiled floor, Wooden Venetian blinds.

### Kitchen/ Diner

5.93 x 3.73

Tiled floor and splashback, Cream fitted kitchen in shaker style with stainless steel handles, integrated dishwasher, Glazed display cabinets, Integrated fridge freezer, Stainless steel extractor unit, Stainless steel Zanussi electric oven and gas hob.

### Landing

Stairs and landing in carpet.

### Main Bathroom

Wc, Whb, Bath, Newly tiled floor and walls, Wooden Venetian blinds and curtains to window, Triton T80si electric shower over bath.

### Bedroom 1

3.06 x 3.48

Extensive fitted wardrobes, Laminate wood flooring, Wooden Venetian blinds and curtains to window.

### En- Suite

Wc, Whb, Shower unit with mains shower and glass shower door, Newly tiled throughout.

### Bedroom 2

3.06 x 4.33

Laminate wood flooring, Fitted wardrobes, Curtains and wooden Venetian blinds to window, TV point.

### Bedroom 3

2.68 x 3.09

Laminate wood flooring matching hall, Fitted wardrobes, Wooden Venetian blinds and curtains to window.

### Bedroom 4

Laminate wood flooring, Curtains and blinds to window.

## Features

Newly fitted kitchen with all new appliance and splash back, Large corner site, Newly tiled and redecorated throughout, Within easy reach of Waterford City and a host of local amenities.

## Heating

Gas fired central heating

## Garden Details

Private enclosed south facing rear garden with side entrance, Barna shed with electricity, Cobblelock driveway.



Entrance Hallway



Downstairs Wc



Kitchen



Dining Area



Bedroom



Bedroom



Bedroom



Bedroom



Rear Garden



THOMAS REID

**FOR SALE**

[www.dng.ie](http://www.dng.ie)

tel. 051 852233

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