



No. 12 Williamstown Village, Waterford. X91E0EV.

For Sale

€395,000

Bedrooms: 5
Reception Rooms: 2
Bathroom's / WC's 3
Size: c. 169 sqm. /c. 1,819sq.ft.



PSRA Licence Number: 004069



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Waterford
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DESCRIPTION

This is a rare opportunity to acquire a home in Williamstown Village, a much sought after property located in Waterford City. This property is a substantial five bedroom detached family home, standing on a large mature corner site in a quiet cul de sac overlooking a green area. Extending to c. 169 Sqm, accommodation includes, entrance hall, large open plan living room/dining room with double doors to patio and garden area, lounge room, kitchen, utility and downstairs WC. First floor comprises of five bedrooms, master en suite and a family bathroom. The property has the benefit of Gas fired central heating and uPVC double glazed windows, fascia and soffit.

LOCATION

Located on the Williamstown Road in the Eastern suburbs of Waterford City, the property is situated within walking distance of a host of local amenities including shops, schools and entertainment. The property is on a bus-route for all local schools and is within a short distance of Waterford University Hospital and Ardkeen shopping Centre. The outer ring road is within 1km of the property allowing for swift and easy access to all routes, including the Southlink bridge and the M9 Waterford to Dublin motorway, The N25 Waterford to Cork and Rosslare roads, and The IDA Industrial estate.

ASKING PRICE €395,000

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



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ACCOMMODATION

Entrance Hall 5.17 x 1.94

Tiled flooring

Living Room 8.90 x 3.63

Carpet flooring. Open fireplace with cast iron surround and gas insert. Coving to ceiling. Double doors to rear patio area.

Lounge Room 4.55 x 3.82

Carpet flooring. Open fireplace with cast iron surround and gas insert.

Kitchen/Diner 5.56 x 3.23

Terracotta tiled flooring. Fitted pine kitchen with integrated double oven and hob. Belfast sink. Granite worktop. Breakfast bar.

Utility Room 2.41 x 2.00

Terracotta tiled flooring. Fitted units plumbed for washing machine and dryer.

Downstairs W.C. 1.53 x 0.85

Tiled floors and walls to ceiling. WC, WHB.

Stairs and Landing in carpet.

Master Bedroom 4.57 x 4.47

Carpet flooring. Sliderobes.

En Suite 1.97 x 3.08

Tiled floors and walls to ceiling. WC. WHB. Electric Shower.

Bedroom 2 3.27 x 3.03

Carpet flooring.

Bedroom 3 4.07 x 3.63

Carpet flooring.

Bedroom 4 3.96 x 3.07

Carpet flooring.

Bedroom 5 3.23 x 2.96

Carpet flooring.

Main Bathroom 2.59 x 2.10

Tiled floors and walls to ceiling. WC. WHB. Bath. Separate electric shower.

The logo for dng.ie, featuring the text "dng.ie" in white lowercase letters inside a red circle.

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GARDEN

Spacious tarmacadam driveway and garden in lawn to the front.

Garden in lawn to the rear with patio and raised decking area with mature shrubbery.

FEATURES

Detached family home

PVC double glazed windows, fascia and soffit

Gas fired central heating

Situated in a quiet cul de sac of just four detached homes

Large Corner site

BER

Rating: D1

BER No.: 112408786

EPI: 256.06 kWh/msq/yr



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