



No.8 Glendarragh, Grantstown Village, Waterford. X91F5N7.

For Sale

€420,000

Bedrooms: 5
Reception Rooms: 3
Bathroom's / WC's 3
Size: c. 269 sqm. /c. 2,900 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NINNIAN GOOD
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DESCRIPTION

A substantial and most impressive five bedroom detached residence, located in a quiet Cul De Sac on a corner site within the private residential development of Grantstown Village. In excellent condition throughout, this imposing residence has the benefit of a number of upgraded features and has been extended to include a sun room, third reception room/study, a downstairs shower room and a large utility room. Extending to c. 2,900 sq. ft. the property comprises of entrance hallway, sitting room, living room, dining room, conservatory, kitchen, large utility room, guest wc and study/third reception room. The first floor accommodation includes five spacious double bedrooms, master bedroom with En-suite and walk in wardrobe, and main bathroom. The property benefits from oil fired central heating and uPVC double glazed windows. This well-appointed property boast a garden to the front with ample off street parking and a large private landscaped garden to the rear with large patio area. Viewing comes highly recommended.

LOCATION

Within 5 minutes drive of University Hospital and Tesco and Ardkeen Shopping Centres, Grantstown Village on the Williamstown Road is a popular mature residential development with immediate access to schools shopping and all services and amenities.

ASKING PRICE €420,000

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



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ACCOMMODATION

Entrance Hallway

Solid oak flooring, coving to ceiling, recessed spot lighting.

Sitting Room**4.09 x 4.74**

Solid oak flooring, curtains and roller blinds to bay window, large feature brick fireplace with pitch pine marble top, solid fuel stove, coving to ceiling.

Living Room**5.92 x 4.24**

Carpet flooring, curtains and roller blinds to bay window, large feature oak antique fireplace surround over cast iron hearth with marble plinth and open fire, coving to ceiling, solid pine doors with decorative glass inlays to dining room.

Dining Room**4.57 x 3.32**

Solid oak flooring, curtains to window, solid pine doors with decorative glass panels to conservatory.

Conservatory**4.67 x 4.33**

uPVC double glazed conservatory with brick lower wall sections, tiled flooring, French doors to patio and rear garden.

Kitchen**5.88 x 4.34**

Solid maple shaker style fitted kitchen with island bar and extensive fitted wall units with delph and wine rack and glazed display units. Tiled floor and walls, duel stainless steel electric ovens, ceramic hob, ceramic griddle, stainless steel extractor unit, integrated dishwasher, dining area with feature brick bench seat and TV point. Sliding patio doors to patio and rear garden. Recessed spot lighting to ceiling.

Utility Room**1.85 x 3.04**

Large utility room with extensive fitted kitchen units, plumbed for washing machine and tumble dryer, stainless steel kitchen sink unit, tiled floor matching kitchen.

Rear Corridor

Tiled matching kitchen.

Downstairs WC

WC, WHB, Wet room shower with Triton T90XT electric shower, tiled floor and walls to ceiling.

Side Entrance/ Exit

Study**3.05 x 5.19**

Fitted study office station with fitted book shelf units, carpet flooring, wooden venetian blinds.

Landing

Stairs and landing in carpet, feature window at half landing. Stairs folding attic stairs, double insulated attic.

Bedroom 1**4.71 x 4.12**

Large spacious master bedroom, carpet flooring, roller blinds and curtains to window.

En Suite

WC, WHB, Shower, tiled floor and walls to ceiling, Aqualisa pumped electric shower unit, heated towel rail.

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Walk in Wardrobe

With fitted hanging and shelved space.

Bedroom 2 3.35 x 3.35

Carpet flooring, curtains and wooden venetian blinds to window.

Bedroom 3 4.37 x 3.35

Carpet flooring, curtains to windows.

Main Bathroom 2.57 x 2.25

Tiled floor and walls to ceiling, WC, WHB, Quadrant shower and corner bath, Triton T80si electric shower unit.

Bedroom 4 3.66 x 4.22

Carpet flooring, curtains and roller blinds to window, fitted storage unit.

Hot Press

Bedroom 5 3.20 x 3.34

Carpet flooring, curtains to window.

GARDEN

Large corner site, landscaped gardens, outdoor lighting to gardens and to large patio area. Barna shed. Tarmac driveway.

FEATURES

Situated in a quiet cul de sac

Close proximity to a host of services and amenities

Oil fired central heating

uPVC double glazing

Alarmed

Private landscaped rear garden

BER

Rating: C3

BER No.: 101082451

EPI: 206.14kWh/msq/yr

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