



No. 28 The Pines, Ballinakill Downs, Waterford. X91 DKH9.

For Sale

€365,000

Bedrooms: 4
Reception Rooms: 2
Bathroom's / WC's 3
Size: c. 137sq.m. /c. 1,475 sq.ft.



PSRA Licence Number: 004069



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie

W: www.dngreidandcoppinger.ie

W: www.dng.ie

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DESCRIPTION

No. 28 The Pines is a beautifully presented semi-detached four bedroom family home, situated in the Eastern suburbs of Waterford City. The property is in excellent modern condition throughout and has been tastefully decorated with a host of new additions including a new Evoke fitted kitchen with all new appliances, over size floor to ceiling sliding patio door, French doors to utility room, and an extensive patio area finished in London sand stone. The property occupies a large corner site with a South facing rear garden, and also has an extensive front driveway which can accommodate three or more cars. The property extends to c. 1,475 sq.ft. and accommodation comprises of entrance hall, two reception rooms, kitchen / diner, utility room, WC, four generous bedrooms with master-bedroom en-suite and main bathroom. This stunning property is in pristine condition both inside and out, and has the benefit of PVC double glazed windows, new composite front door, and a modern gas fired central heating system. This attractive detached property would make an ideal family home, and viewing comes highly recommended.

LOCATION

Within the private development of Ballinakill Downs on the Dunmore Road in eastern suburbs of Waterford City. This superb property is located within easy walking distance of a host of local amenities including The Brasscock Shopping Centre, Woodlands Hotel and Leisure Centre, Waterford University Hospital and Tesco and Ardkeen Shopping Centres

ASKING PRICE €365,000

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



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ACCOMMODATION

Entrance Hall

Tiled flooring. Recessed spot lights. Coving to ceiling. Glass doors to living room. Decorative radiator cover. New composite front door.

WC 2.19 x 0.92

WC. WHB. Tiled matching hall.

Living Room 4.77 x 4.50

Ash wooden flooring. Bespoke fitted units to both sides of chimney breast. Solid fuel stove to fireplace. Wooden venetian blinds to bay window. Coving to ceiling. Recessed spot lights. Double doors to kitchen/dining. Decorative radiator cover.

Kitchen/Dining 7.06 x 4.21

Polished porcelain tiled floor. White high gloss Evoke German kitchen. Island bar with fitted units front and back. Industrial hob with built in extractor unit. Twin Neff ovens, one double oven and one combi oven/grill and microwave with plate warmer. Integrated dishwasher.

Dining area with wood floors matching living room. Feature floor to ceiling Reynaers sliding patio door with 3m wide ope. Coving to ceiling and recess LED spot lights.

Utility Room 2.73 x 1.60

Tiled matching kitchen. Fitted with units ground and eyelevel. French doors (new composite) to patio and rear garden

Sitting Room 4.99 x 2.54

Laminate wood flooring. Coving to ceiling. Wooden venetian blinds. Decorative radiator cover.

Stairs and Landin Carpet

Hot press modern factory insulated cylinder.

Main Bathroom 2.73 x 1.46

WC. WHB. Shower. Beautifully tiled, new WHB pedestal, shower unit and WC. Glazed shower enclosure.

Bedroom 1 4.19 x 3.53

Carpet flooring. Fitted sliderobe wardrobes. Curtains and wooden venetian blinds to bay window.

En Suite 1.79 x 1.58

WC. WHB. Shower. Tiled throughout with retro white wall tiles over grey floor. Wet room shower. Electric shower unit.

Bedroom 2 3.94 x 3.13

Carpet flooring. Fitted wardrobes. Curtains and wooden venetian blinds to window.

Bedroom 3 2.52 x 3.95

Carpet flooring. Fitted wardrobes. Curtains and wooden venetian blinds to window.

Bedroom4 3.02 x 3.41

Carpet flooring. Fitted wardrobes. Curtains and wooden venetian blinds to window.

GARDEN

Large South East facing rear garden with extensive rear patio area, finished in London sandstone paving. Cobble lock driveway to front of property with off street parking for three or more cars.

FEATURES

Superb location close to shops, schools and leisure facilities

In pristine modern condition, beautifully decorated throughout

Includes a host of recent modern upgrades including a new Evoke kitchen and new appliances

Modern gas fired central heating

Large corner site with substantial paved patio

BER

Rating: B3

BER No.: 103882049

EPI: 143.55kWh/msq/yr



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