



## The Willows, Bishopscourt, Grantstown, Waterford. X91XE2N.

**For Sale**

**€795,000**

<b>Bedrooms:</b>	<b>6</b>
<b>Reception Rooms:</b>	<b>3</b>
<b>Bathroom's / WC's</b>	<b>6</b>
<b>Size:</b>	<b>c. 487 sq. m. /c. 5,241sq.ft.</b>
<b>Site Area:</b>	<b>c. 0.46 Hectares / c.1.13 Acres</b>



PSRA Licence Number: 004069



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## DESCRIPTION

'The Willows' is a beautifully presented light filled detached family home, located on the Williamstown Road in the Eastern suburbs of Waterford City. Occupying a mature site of c. 1.13 acres the property extends to c. 5,241 sq.ft. with extensive modern spacious living accommodation over two floors. The property was extensively renovated, extended and redecorated in 2013 to include additional bedrooms and improvements to heating and high specification insulation. The property is approached by a tree lined driveway with mature gardens and tarmac driveway, with carport and gardeners store. Internally the property is laid out in an open plan style with an expansive kitchen and dining area, ideal for entertaining. The front elevation is extensively glazed and features a vaulted ceiling to the kitchen, sitting room and living rooms creating a beautiful sense of light and space and harmonious aspect overlooking the front gardens. The property offers a third reception room to the rear with adjoining kitchenette, gymnasium and shower room. This section of the house could easily be used as a co-living area with separate access for an additional family member/s or au pair. Four generous bedrooms, two with en-suite shower rooms are also located at ground floor level together with family bathroom. A further two bedrooms are located upstairs, which includes a large master suite with walk-in wardrobe and en-suite, and a second generous double bedroom with walk-in wardrobe together with separate shower room with WC. Viewing this impressive family home comes highly recommended.

## 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 €795,000**

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



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## ACCOMMODATION

### **Entrance Hall** 9.47 x 3.32

Porcelain tiled flooring.

### **Living Room** 9.40 x 9.30

Carpet flooring. Natural stone open fireplace. Floor to ceiling windows with double doors to rear garden and cobble lock patio area. Curtains to windows.

### **Kitchen Dining Room** 9.22 x 8.46

Porcelain tiled Flooring. Fitted ivory coloured kitchen with black granite work surfaces and breakfast bar. Integrated double oven, microwave and electric hob. Vaulted ceiling with recess lighting. Feature floor to ceiling centre window.

### **Lounge** 6.11 x 4.73

Carpet flooring. Open fireplace with marble inset and mahogany surround. Vaulted ceiling. Feature floor to ceiling centre window.

### **Bathroom** 2.09 x 2.96

Mosaic tiled flooring. WC. WHB. Corner shower unit. Tiled around shower.

### **Utility Room** 4.13 x 1.93

Porcelain tiled flooring. Fitted units. Plumbed for washing machine and dryer.

### **WC** 1.63 x 2.13

Porcelain tiled flooring. WC. WHB.

### **Store Room** 1.84 x 2.13

Porcelain tiled flooring.

### **Open Plan Living Room and Kitchen** 7.88 x 7.65

Floor to ceiling windows. Glass skylights. Sliding doors to rear private garden. Fitted kitchen.

### **Gym Area** 9.33 x 7.59

Carpet floor.

### **Wet Room** 1.58 x 2.76

Tiled flooring. WC. WHB. Shower. Walls tiled floor to ceiling

### **WC** 1.32 x 2.33

Tiled flooring. WC. WHB.

### **Bedroom 1** 3.70 x 5.27

Carpet flooring. Sliderobes. Curtains to windows.

### **En-Suite** 4.14 x 1.80

Tiled flooring. WC. WHB with vanity unit. Power shower. Walls tiled floor to ceiling.

### **Bedroom 2** 4.19 x 3.23

Carpet flooring. Sliderobes. Curtains to windows.

### **Bathroom** 2.74 x 3.81

Tiled flooring. WC. WHB with vanity unit. Corner shower unit. Tub bath. Walls tiled from floor to ceiling. Recess lighting.

**Bedroom 3** **3.99 x 2.89**

Carpet flooring. Curtains to windows.

**Bedroom 4** **7.14 x 3.4**

Carpet flooring. Fitted wardrobes. Curtains to windows.

**En-Suite** **2.76 x 2.23**

Tiled flooring. WC. WHB. Electric shower. Tiles around shower

**FIRST FLOOR**

**Bedroom 5** **4.57 x 4.97**

Carpet flooring. Curtains to windows

**En- Suite** **2.09 x 2.05**

Mosaic tiled flooring. WC. WHB with vanity unit. Corner shower unit. Tiles around shower.

**Walk in Wardrobe** **2.14 x 4.60**

Carpet flooring. Built in units.

**Bedroom 6** **3.78 x 3.48**

Carpet flooring. Curtains to windows.

**Walk in Wardrobe** **3.29 x 2.09**

Carpet flooring. Built in units.

**GARDEN**

Extensive mature gardens on a generous and well-appointed site of c.1.13 acres

Gardens in lawn throughout with mature tree, plants and shrubbery

The property is approached by a tree lined tarmacadam driveway

South West facing rear garden

Car Port for two cars and gardeners store

**FEATURES**

Beautifully presented family home recently renovated, extended and upgraded.

Zoned gas heating & high specification Insulation.

Extensive spacious living accommodation of c.5,241 sq.ft.

Occupying a generous and well appointed site of c.1.13 acres with mature gardens

Superb location on the Williamstown Road close to all local amenities

Extensive 6 bedroom 6 bathroom property with three reception rooms and gym

Ideally suitable as a co-living dwelling for an additional family member or au pair.

**BER**

Rating: C1

BER No.: 1125569108

EPI: Pending 171.62 kWh/msq/yr





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