



No. 1 Bracken Grove, Old Tramore Road, Waterford. X91H6DF.

For Sale

€219,000

Bedrooms: 4
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 120 sqm. /c. 1,292 sq.ft.



PSRA Licence Number: 004069

DOUGLAS NEWMAN GOOD
DNG

REID & COPPINGER



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie
W: www.dngreidandcoppinger.ie

W: www.dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



DESCRIPTION

Excellent fully furnished four bedroom semi detached family home situated within the popular development of Bracken Grove in the Kilcohan area on the outskirts of Waterford City. The property is in walk-in condition and has recently been upgraded throughout. This bright home comprises of an entrance hallway, spacious sitting room, WC, open plan kitchen/diner with sliding doors to private rear garden. First floor accommodation comprises four bedrooms, all with built-in wardrobes, including master bedroom with en-suite shower room and bathroom. The property has the benefit of being on a spacious corner site situated in a quiet cul de sac with large walled in rear garden in lawn with patio and Barna building. To the front garden is in lawn with a large driveway. The property benefits from a gas fired central heating system and also has the benefit of uPVC double glazed windows, fascia and soffit.

LOCATION

The property is ideally situated just minutes from the outer ring road giving easy access to all major routes as well as the Waterford IDA Industrial Estate and Waterford Institute of Technology. The property also has a number of local shops and schools all within walking distance and is also on a major bus route.

ASKING PRICE €219,000

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



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.





Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

ACCOMMODATION

Entrance hall 6.05 x 2.01

Living Room 3.96 x 6.02
Laminate timber flooring. Coving. Fireplace with gas insert. Blinds to windows.

Kitchen/Diner 6.02 x 4.44
Tiled flooring. Newly fitted cream kitchen with tiled splashback. Breakfast bar. Sliding doors to rear private garden and decking. Blinds to windows.

W.C. 1.55 x 1.43
Laminate flooring. W.C., W.H.B.

Bedroom 1 3.68 x 3.28
Laminated timber flooring. Fitted wardrobes. Blinds to window.

Ensuite 2.55 x 1.36
Laminate timber flooring. W.C., W.H.B. with vanity unit, electric shower with glass doors and mosaic tiled surround.

Bedroom 2 3.28 x 3.47
Laminate timber flooring. Fitted wardrobes. Blinds to window.

Bedroom 3 3.93 x 2.43
Laminate timber flooring. Fitted wardrobes. Blinds to window.

Bedroom 4 3.35 x 2.22
Laminate timber flooring. Blinds to window.

Bathroom 2.58 x 1.70
Tiled floor and walls to ceiling. W.C., W.H.B. with vanity unit, Bath.

GARDEN

Private garden to the rear with patio area.
Barna shed.



FEATURES

Fully Furnished

Quiet cul de sac

Spacious corner site

Newly fitted gas boiler

uPVC double glazed windows, fascia and soffit.

BER

Rating: C2

BER No.: 109752550

EPI: 181.61 kWh/msq/yr



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.