



Keiloge, Grantstown, Co. Waterford. X91Y5HO.

For Sale

€265,000

Bedrooms 3
Reception Rooms 1
Bathroom's/WC's 1
Size c. 89 sq.m. /c. 958 sq.ft.



PSRA Licence Number: 004069



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Waterford
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DESCRIPTION

On an elevated c. 0.42 Acre site ideally located just c.1km from Ballygunner School, Keiloge is a superb location with all the benefits of rural living within a short distance of the Eastern Suburbs and all the local amenities the Dunmore Road area has to offer. The house comprises of entrance hall, kitchen / diner, back hallway, bathroom, three bedrooms and one reception room. The property is constructed from traditional block / brick with tiled roof, uPVC fascia and soffits and painted plaster finish to the exterior. The property has the benefit of uPVC double glazed windows to the rear and single glazed aluminium windows to the front. Heating is provided by an oil-fired boiler with single panel radiators, and solid fuel stove with back boiler. The property has a tarmacadam driveway to the front and the house is also adjoined by a semi-detached garage and boiler house. The site area extends to the side and rear with a West facing rear garden aspect, with the gardens in lawn and a collection of outbuildings. Viewing this charming property comes highly recommended.

LOCATION

The property is situated in a quaint rural setting, yet close to Waterford's Eastern suburbs and the outer ring road, giving easy access to all routes. The property is located just c.1km from Ballygunner National School, c.6.5km from Waterford City Centre, and c.5km from University Hospital Waterford. The property is also located c. 10km from the seaside town of Dunmore East, while Tramore is just c. 10.5km.

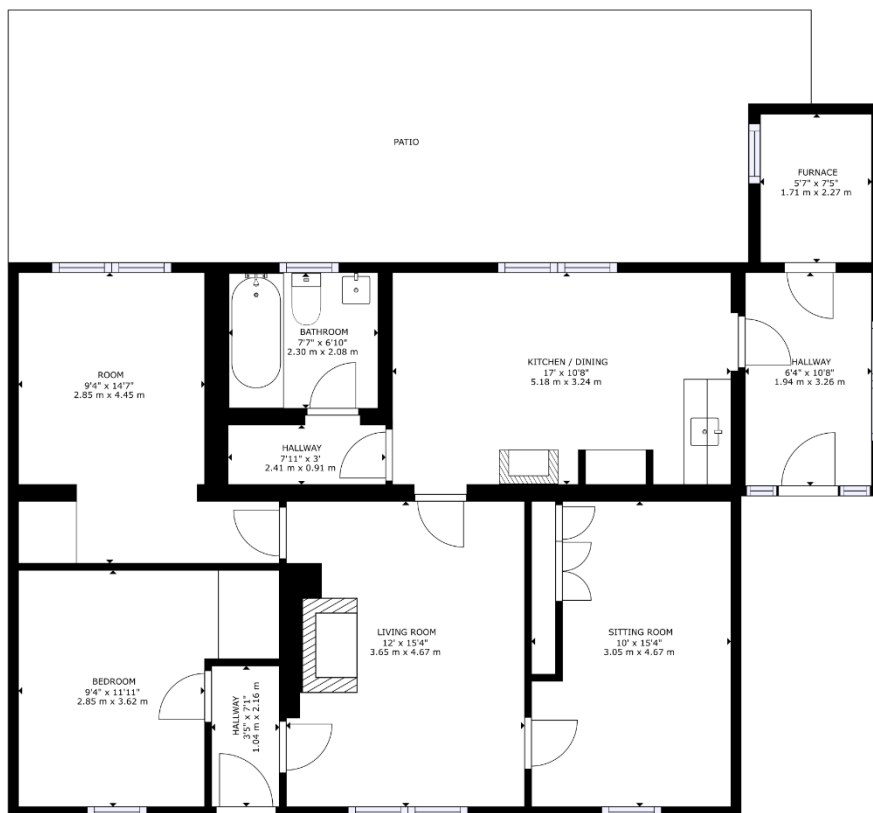
ASKING PRICE €265,000

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

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ACCOMMODATION

Entrance Hall Laminate wood flooring.	3.5 x 7.1
Kitchen/Diner Tiled flooring. Fitted kitchen units. Stove.	5.18 x 3.24
Living Room Laminate timber flooring. Stove. Feature timber ceiling.	3.65 x 4.67
Bedroom 1/Sitting Room Linoleum flooring. Fitted wardrobes.	3.05 x 4.67
Bedroom 2 Linoleum flooring. Fitted wardrobes.	2.85 x 3.62
Bedroom 3 Solid wood flooring.	2.85 x 4.45
Bathroom Tiled floor and walls to ceiling. WC, WHB, Bath with electric shower.	2.30 x 2.08
Internal Hall Tiled floor and walls to ceiling.	2.41 x 0.91
Rear Hallway Tiled flooring.	1.94 x 3.26
Boiler /Store Room	1.71 x 2.27

BER

Rating: G
BER No.: 117374660
EPI: 513.02 kWh/msq/yr

FEATURES

Quaint rural location close to local amenities
Within easy reach of the outer ring road
Elevated Site of c. 0.42 Acres
West facing rear garden with a selection of outbuildings
Oil fired Central Heating
Semi-detached garage

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