

For Sale

No. 26 Carraig Heights, Ard Na Shee, Gracedieu Waterford



No. 26 Carraig Heights is a well appointed four bedroom semi detached property in good modern condition throughout. Located in the Gracedieu area of Waterford City, the property affords easy and convenient access to the City Centre, the M9 Waterford to Dublin motorway, and N25 Waterford to Cork / Rosslare Roads. The property is also convenient to the IDA Industrial Estate and Waterford Institute of Technology via the Carrickpherish Road. The property extends to approx. 111 msq. and accommodation consists of entrance hallway, living room, kitchen/dining area, guest w.c., four bedrooms (master en-suite) and main bathroom. Heating is provided to the property by gas fired central heating and all windows are PVC double glazed. The property has the benefit of a large private enclosed south facing rear garden with barna shed, large side entrance and cobble lock driveway to the front of the property. Viewing of this property comes highly recommended. For further details or viewing arrangement, please contact DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 106804016

Asking Price €135,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

Tiled floor

Living Room

3.93 x 4.97

With laminate wood flooring, gas fire with marble hearth pine wood surround.

Kitchen/Dining Room

Tiled floor and splash back, fitted kitchen with ground and eye level units, venetian blind to kitchen window, sliding patio door to rear garden.

5.93 x 3.73

Downstairs WC

With WC and WHB

Stairs and Landing in carpet

Master Bedroom

3.06 x 3.48

With laminate wood flooring, venetian blind to window

En Suite

With WC, WHB and Shower

Bedroom 2

3.06 x 4.33

With laminate wood flooring, venetian blind to window

Bedroom 3

2.68 x 3.09

With laminate wood flooring, venetian blind to window

Bedroom 4

2.75 x 2.31

With laminate wood flooring, venetian blind to window

Main Bathroom

With WC, WHB, Bath, Triton Electric Shower over bath, Tiled around bath, linoleum flooring.

Garden

Private enclosed South facing garden with side entrance and Barna Shed. Cobble lock driveway.

Features

Large side entrance suitable for extension (Subject to PP)
uPVC Double glazed windows
South facing Rear Garden

Heating:

Gas Fired Central Heating

BER:

Rating D1

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EPI: 243.4 kWh/m²/yr

**Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233**

DNG Thomas Reid Auctioneers PSRA License No. 002015





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DNG

THOMAS REID
FOR SALE

www.dng.ie tel. 051 852233

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