



## No. 8 Ashton Grove, Earlscourt, Waterford. X91 WPW8.

**For Sale**

**€295,000**

**Bedrooms:** 3  
**Reception Rooms:** 2  
**Bathroom's / WC's** 1  
**Size:** c. 111sq.m. /c. 1200sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

In pristine modern family home condition, No. 8 Ashton Grove is a bright and spacious three bed semi detached home located in the popular and mature residential estate of Earls court on the Dunmore Road. The property is ideally situated in a quiet cul de sac, close to the front of the development and overlooking a green area. Beautifully decorated throughout, the property is in show home condition with a tasteful neutral colour scheme, with quality blinds and curtains. The property is heated by an oil fired central heating system and also has newly fitted uPVC double glazed windows and doors. Accommodation comprises of entrance hall, living room, lounge/tv room, large open plan kitchen and dining room, and separate utility room. The first floor includes three generous bedrooms and a recently renovated main bathroom. The property is approached by a large driveway with parking for two cars with gardens in lawn. The rear garden is west facing with mature landscaped gardens with a tree lined boundary, patio area, garden shed and boiler house. Viewing this stunning property comes highly recommended.

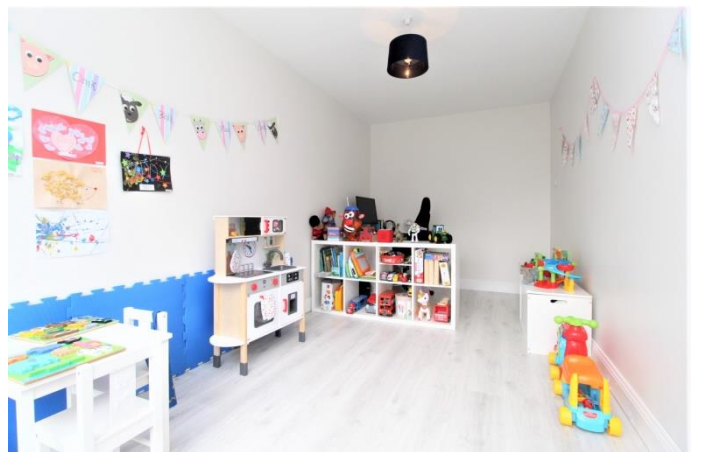
## LOCATION

Within the private development of Earls court 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 Waterford University Hospital, Tesco, Ardkeen Shopping Centres and the Brasscock Shopping Centre.

**ASKING PRICE €295,000**

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







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## ACCOMMODATION

**Entrance Hall**      **1.88 x 5.49**

Walnut wood flooring.

**Living Room**      **3.61 x 4.39**

Wood flooring. Open fireplace with black marble inset. Double doors. Coving to ceiling.

**Lounge**      **2.67 x 4.81**

Laminate wood flooring.

**Kitchen/Diner**      **3.62 x 8.15**

Fitted cream kitchen with breakfast bar. Integrated hob and oven. Double doors.

**Utility**      **1.73 x 1.49**

Tiled flooring. Plumbed for washing machine and dryer.

## FIRST FLOOR

**Bedroom 1**      **3.69 x 3.15**

Laminate wood flooring. Fitted wardrobes.

**Bedroom 2**      **3.48 x 3.06**

Carpet flooring. Fitted wardrobes. Curtains and blinds to windows

**Bedroom 3**      **2.57 x 2.43**

Laminate wood flooring. Curtains and blinds to window.

**Bathroom**      **2.56 x 2.20**

Tiled flooring. WC. WHB with vanity unit. Double shower with glass doors, a T90 electric shower.

## GARDEN

Private garden to rear in lawn with gravelled patio area and Barna shed. Garden to front in lawn with driveway, parking for two cars

## FEATURES

Ideally located on the Dunmore Road close to the front of this well established development

Newly fitted uPVC A Rated, grey woodgrain windows and doors

Beautifully decorated throughout to show home standard

West facing mature rear garden

Fully alarmed

Barna Shed and boiler house

Quiet cul de sac

## BER

Rating: C2

BER No.: 115336257

EPI: 131.55kWh/msq/yr