

**PROPERTY  
PARTNERS**

**PHELAN HERTERICH**

**PHASE THREE NOW SELLING**

# ARD RUA

Quarry Road, Gracedieu

**Exceptional Lifestyle Homes**

**PROPERTY  
PARTNERS**

PHELAN HERTERICH

  
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PSRA 004821

**FOR SALE BY PRIVATE TREATY**

**Ard Rua, Quarry Road, Gracedieu, Waterford**

**Guide Price €372,000**

**TEG.VA**  
THE EUROPEAN GROUP OF REALTY ASSOCIATIONS

**ipav** | Institute of Professional  
Auctioneers & Valuers

**rev**  
Registered Estate Agent

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## Description

Phase 3 Ard Rua offers generous high spec 3/4 bed semi-detached residences circa 143 sq m with accommodation over three floors. These outstanding A2 Rated luxury homes come complete with a choice of stylish Evoke kitchens, quality flooring throughout, and beautifully crafted tiles.

Ard Rua presents beautiful homes enjoying an elevated position, with many houses in Phase 3 benefiting from river views. This quality development is situated within a mature, sought-after location in Waterford City immediately adjacent to Bowfield, close to the popular Greenway, choice of excellent schools, Outer Ring Road, SETU, Industrial Estate and Waterford City Centre. There is an option of 4 bed/2 ensuite OR 3 bed/1 ensuite with entertainment room & home office, which all combine to provide practical options for a superior quality of life. Concrete driveway to the front, together with gardens to front and rear which are set in lawn. Homebond structural guarantee, air to water heating, generous electrical specification, charging point for electric car, internal walls with sound insulation. Constructed by Belindere Homes Ltd.



Aerial View Showing Front of House Type D

## Accommodation

**3/4 bed semi-detached residence circa 143 sq m with accommodation over 3 floors.**

### GROUND FLOOR

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- WC

### FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- En-Suite

### LOWER GROUND FLOOR (Option 1)

- Shower Room
- Entertainment Room
- Home Office/Playroom
- Laundry Room

### LOWER GROUND FLOOR (Option 2)

- Shower Room
- Bedroom 4
- Laundry Room



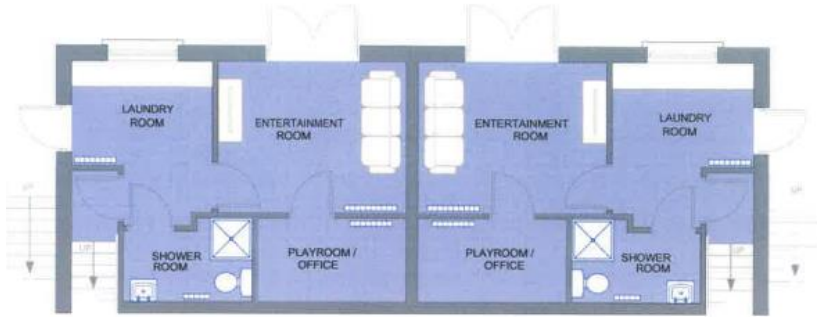
### Standard Feature & Specifications: - Phase 3 (8-13)

- A2 Rated Homes
- Built to NZEB Compliance
- Tiled Roofs
- PVC Future Proof Windows
- PVC Fascias, Soffits and Downpipes
- Eco Joists at first floor level
- Truss Roofs
- Air to Water Heat Pump and pressurized System
- Brick & white weber plaster finish to front elevations
- Pre hung white Nema fire doors
- All timber work and ceilings painted
- Concrete driveway
- Charging point for electric car
- Grass set in front and back gardens
- Generous electrical specification
- Internal Walls with sound insulation
- Insulation to floors, walls and roof space to A2 rated spec
- Smoke Alarm fitted
- Wired hub for broadband in home office/study
- Homebond Structural Guarantee
- Standard sanitary ware package fitted as per brochure
- Evoke Fitted Kitchens
- Tiling specification, en-suite floor to ceiling, main bathroom floor and wet areas.
- Basement WC floor & vanity splash back, kitchen/dining & utility
- Laminate flooring throughout including entrance hall.
- Carpet to stairs and landing.

HOUSE  
TYPE

D

3 BED  
SEMI - DETACHED  
143 m<sup>2</sup>



LOWER GROUND FLOOR PLAN

Laundry Room :	7.20 m <sup>2</sup>
Entertainment Room	10.40 m <sup>2</sup>
Playroom/Office	4.50 m <sup>2</sup>
Shower Room	3.50 m <sup>2</sup>

LOWER GROUND FLOOR PLAN 29.40 SQ.M



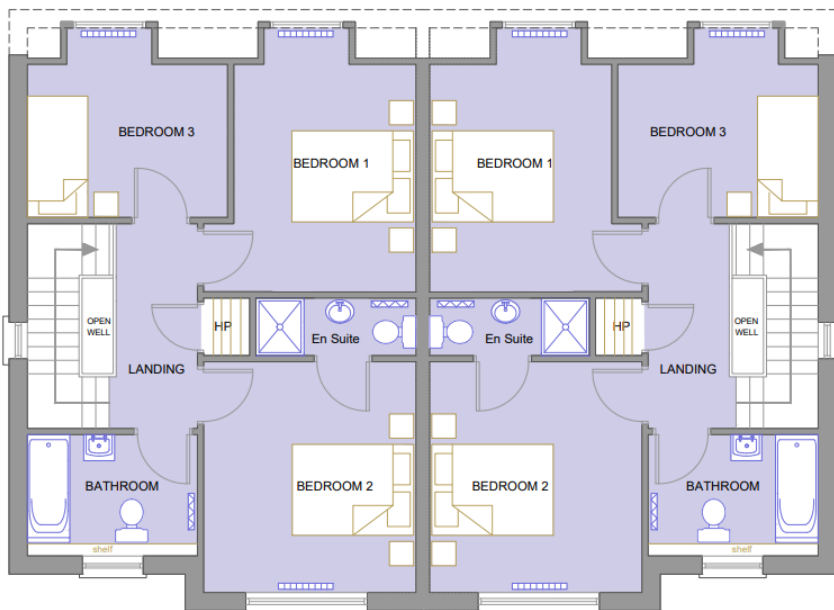
GROUND FLOOR PLAN

Kitchen/Dining :	22.20 m <sup>2</sup>
Sitting Room:	18.00 m <sup>2</sup>
WC:	2.70 m <sup>2</sup>
Hall:	8.20 m <sup>2</sup>
Plant Room:	0.70 m <sup>2</sup>

GROUND FLOOR PLAN AREA 57.60 SQ.M.

ARD RUA

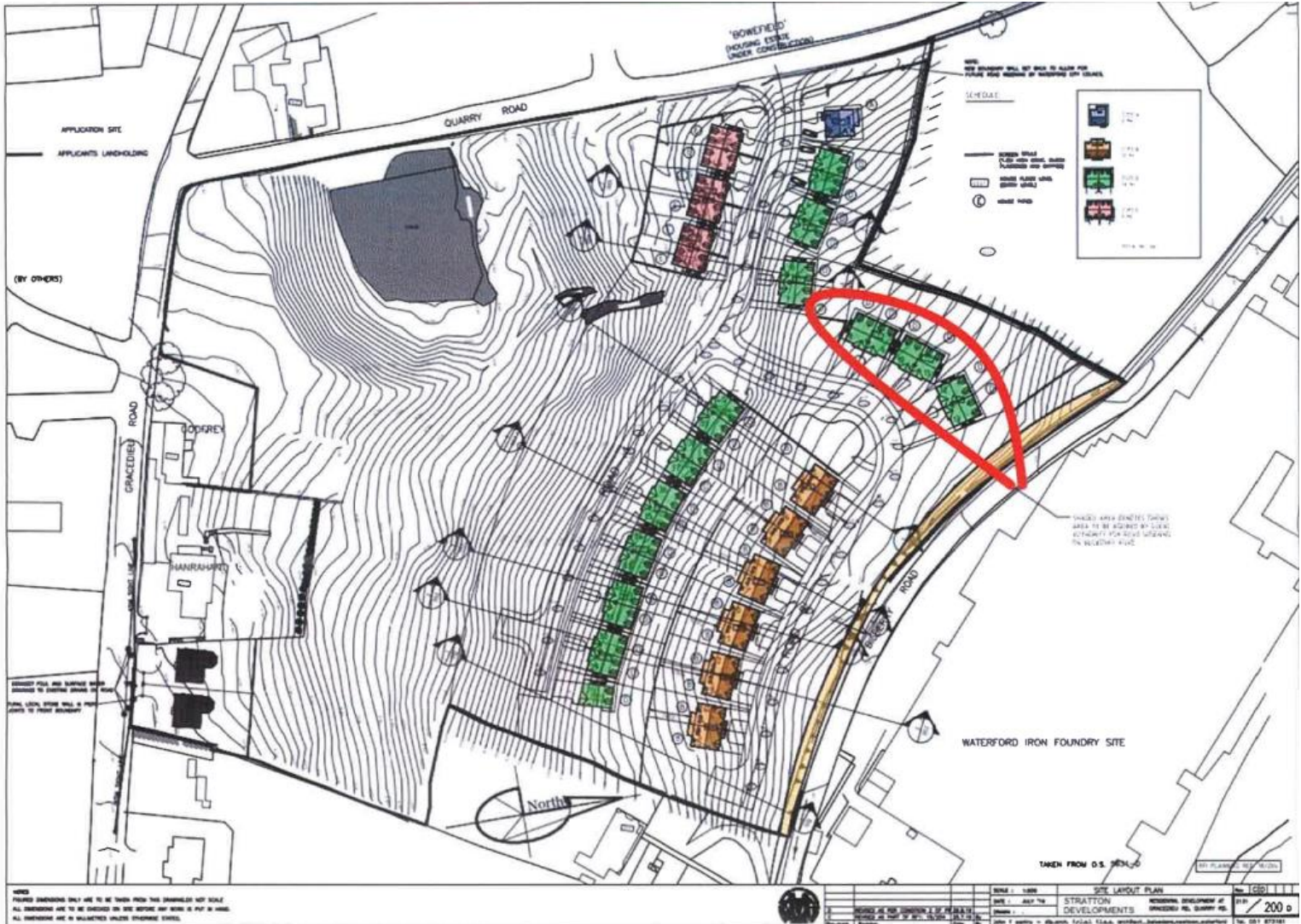
Quarry Road  
Gracedieu,  
Waterford



FIRST FLOOR PLAN

Bedroom 1 :	12.60 m <sup>2</sup>
Bedroom 2 :	13.30 m <sup>2</sup>
Bedroom 3 :	9.10 m <sup>2</sup>
Bathroom:	5.60 m <sup>2</sup>
En-suite:	2.50 m <sup>2</sup>
HP:	0.70 m <sup>2</sup>
Landing:	4.50 m <sup>2</sup>

FIRST FLOOR PLANS AREA 55.60 SQ.M.



These particulars are issued by Property Partners Phelan Herterich on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing detailed particulars but we will not be held responsible for any inaccuracies in the particulars or terms of the property referred to: or should the property be sold, let or withdrawn. Clients are requested to make an appointment through our offices before viewing. All offers will be submitted to the Vendors for consideration.

**Contact Negotiator:**

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