



## No. 5 The Grange, Johns Hill, Waterford. X91 W399.

**For Sale**

**€260,000**

**Bedrooms:** 4  
**Reception Rooms:** 3  
**Bathroom's / WC's** 3  
**Size:** c. 140 sq.m. /c. 1506 sq.ft.



PSRA Licence Number: 004069



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Waterford  
T: 051852233

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## DESCRIPTION

Spacious four bed semi detached family home situated in the sought after residential estate of The Grange, Johns Hill, Waterford. This superb residential area is within minutes' walk to St Anne's Tennis club and a short walk to Waterford City Centre. The property comprises of entrance hall, living room, lounge room, play room open plan kitchen/diner utility room and W.C. On the first floor 4 bedrooms, main bedroom with en-suite and main bathroom. This property would ideally suit owner occupiers or investors and is available with early vacant possession.

## LOCATION

The property is within easy walking distance of St Anne's Tennis Club, Waterford University Hospital, Tesco and Ardkeen Shopping Centres, as well as a host of local amenities. The location also affords easy access to the City Centre and the outer ring road and all routes.

**ASKING PRICE €260,000**

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



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## ACCOMODATION

Entrance Hall 1.95 x 5.54

Tiled flooring.

Living Room 3.62 x 5.28

Semi solid wood flooring. Open fireplace with cast iron surround and Stanley wood burning stove.

Blinds to window.

Lounge Room 3.18 x 4.29

Laminate wood flooring. Curtains to window.

Kitchen/Diner 5.27 x 3.42

Semi solid wood flooring and slate tiled flooring. Fitted kitchen with integrated gas hob and double oven. Double doors to rear private garden.

Utility Room 1.76 x 2.63

Tiled flooring. Plumbed for washing machine and dryer.

W.C. .98 x 2.63

Tiled flooring. WC. WHB.

Playroom 3.83 x 2.74

Laminate wood flooring. Recess lighting and blinds to window.

### Stairs in carpet, wood flooring in landing.

Bedroom 1 3.73 x 3.56

Wood flooring. Fitted wardrobes. Blinds to window.

En-Suite 2.32 x .99

Tiled flooring. WC. WHB. Electric shower. Walls tiled from floor to ceiling.

Bedroom 2 3.31 x 4.69

Wood flooring. Blinds to window.

Bedroom 3 2.61 x 3.78

Wood flooring. Blinds to window

Bedroom 4 3.31 x 2.61

Wood flooring. Fitted wardrobes. Blinds to window.

Bathroom 3.03 x 2.86

Tiled flooring. WC. WHB. Bath. Corner unit with electric shower. Walls tiled from floor to ceiling.

## FEATURES

Spacious family home

Excellent location within walking distance to a host of amenities

Gas fired central heating

PVC double glazed windows

Private rear garden

The logo for dng.ie, featuring the text 'dng.ie' in white lowercase letters inside a red circle.

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## BER

Rating: D1

BER No.: 106368137

EPI: 240.06 kWh/msq/yr

## GARDEN

Garden to the front in lawn with driveway. Private rear garden in lawn with deck area.



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