



## No. 28 Sherlock Walk, Gracedieu, Waterford. X91ETW9

**For Sale**

**€189,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 98.4 sqm. /c. 1,060sq.ft.



PSRA Licence Number: 004069

**DNG**  
DNG REID & COPPINGER

**REID & COPPINGER**



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## DESCRIPTION

Beautifully presented three bedroom semi-detached property in excellent condition throughout with large rear garden, ideally located in the Gracedieu area of Waterford City. The property has been modified to provide a larger kitchen than the standard house type, making this property a better functioning family home. Beautifully decorated throughout, the property comprises of entrance hall, kitchen / diner, utility room, living room, three bedrooms and main bathroom. The property has off street parking to the front with garden lawn. The rear garden is in lawn and is south facing with a large deck area and side entrance.

## LOCATION

Located in the Gracedieu area of Waterford City, just off the end of the Carrickpherish Road, the property is ideally situated close to the City centre, and with easy access to all routes via the outer ring road, and the Southlink Bridge. The property is on a bus route, with all local amenities within easy walking distance.

**ASKING PRICE €189,000**

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



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## ACCOMMODATION

### Entrance Hall

Solid oak flooring. Decorative radiator cover. Venetian blinds.

### Living Room 3.30 x 5.02

Solid oak flooring. Coving to ceiling. Stove to fire with stone effect chimney breast. Curtains and Venetian blinds.

### Kitchen 4.30 x 5.07

Solid oak flooring. White fitted kitchen. Stainless steel sink unit. Stainless steel extractor unit. Electric oven. Dishwasher. Venetian blinds.

### Utility Room

Plumbed for washing machine. Fitted work surfaces.

### Stairs and landing in carpet

### Bathroom 2.26 x 1.91

W.C., W.H.B., Bath. Tiled floor and walls to ceiling. Electric shower over bath.

### Bedroom 1 4.26 x 2.86

Laminate wood flooring. Walk in wardrobe, shelved and hanging space. Curtains and venetian blinds.

### Bedroom 2 3.54 x 3.30

Laminate wood flooring. Fitted wardrobes. Curtains and Venetian blinds.

### Bedroom 3 3.12 x 2.05

Laminate wood flooring. Fitted wardrobes. Curtains and Venetian blinds.

## GARDEN

Large rear garden in lawn with large deck area

South facing aspect

Barna shed

Side entrance

## FEATURES

Off street parking to the front

Modified Kitchen area to provide for larger kitchen / dining area

Beautifully decorated throughout

Gas fired central heating

uPVC double glazing

A red circular logo containing the text 'dng.ie' in white lowercase letters.

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# BER

Rating: C1

BER No.: 112943667

EPI: 154.46 kWh/msq/yr



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