



No. 10 Blenheim Heights, Waterford. X91 K8W6.

For Sale

€249,000

Bedrooms: 4
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 113 sqm. /c. 1,216 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Detached bungalow in need of some modernisation, on a well-appointed c. 0.38 acre site, in the mature development of Blenheim Heights in Waterford's Eastern suburbs. Extending to c.113 sqm. the property also includes an internal garage, suitable for conversion. The property occupies a large site with mature trees and hedging and has an east facing rear garden. The property has the benefit of oil fired central heating, uPVC double glazed windows and doors, and all mains services. Accommodation comprises of entrance hall, kitchen / diner, living room, main bathroom, and four bedrooms of which two are double and two are single. The master bedroom has been extended to include one of the single bedrooms which can be easily reversed. The property represents excellent value with enormous potential for renovation and extension. Planning permission was previously granted in July 2015 which has now expired, to convert the garage to a study, to construct a single storey garage and to provide a dining room, utility room and en-suite shower room extension.

LOCATION

The property is ideally located within a mature established development of similar properties on the outskirts of Waterford City. The property is situated just off the Passage Cross junction on the Dunmore East Road, c. 13km from Dunmore East, c. 7 km from Waterford City Centre, and c. 4 km from University hospital and the Ardkeen shopping complex.

ASKING PRICE €249,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051-852233**



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ACCOMMODATION

Entrance Hall 7.51 x 1.24

Carpet flooring.

Living Room 6.49 x 4.07

Laminate wood flooring. Open fireplace. Curtains to windows.

Kitchen/Diner 5.80 x 3.19

Linoleum flooring and carpet flooring. Fitted kitchen. Curtains to windows.

Bedroom 1 3.36 x 4.05

Carpet flooring. Double doors to rear garden.

Walk in wardrobe.

Bedroom 2 3.61 x 2.82

Carpet flooring. Fitted wardrobes.

Bedroom 3 4.42 x 3.56

Carpet flooring. Fitted wardrobes. Curtains to window

Bedroom 4 3.15 x 2.43

Carpet flooring. Fitted wardrobes. Curtains to window.

Bathroom 2.96 x 2.63

Carpet flooring. WC. WHB. Bath. Electric shower.

GARDEN

East facing rear garden in lawn throughout with tarmacadam driveway to the front. The property occupies a sizable 0.38 acre site with mature trees and hedging.

FEATURES

Four bedroom bungalow with excellent potential for renovation and extension
Ideally located c.7km from Waterford City centre in a mature established development
Large mature c.0.38 acre site
All mains services

BER

Rating: G

BER No.: 113484190

EPI: 513.76 kWh/msq/yr



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