

## For Sale

**No. 5 Blackthorn Drive, Grantstown Village, Waterford.**



Perched on a large elevated site with substantial gardens and driveway, No. 5 Blackthorn Drive is a beautifully presented four-bedroom detached residence, located within the popular private development of Grantstown Village. In superb family home condition, the property has been maintained to a very high standard with a number of modern features included in recent years. Accommodation includes two reception rooms, kitchen with large dining area, downstairs WC, utility room, dining room, four generous bedrooms with master bedroom en-suite, and main bathroom. The exterior of the property has also been very well maintained, and features extensive lawned gardens with tarmac driveway and paved patio area to the rear. BER No. 105053318 For further information and viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

**Asking Price €255,000**

## Accommodation

### Entrance Hallway

Power and telephone point. Solid Maple flooring

### Kitchen/ Dining Area

9.25 x 4.25

Tiled flooring with solid oak fitted kitchen units in a country cream finish, with ground and eye level units. Solid beech work tops with dual Belfast sinks. Dedietrich electric oven and gas hob. Feature island unit. Wooden venetian blinds, dining area walls beautifully finished in wood panelling. Sliding patio door to garden.

### Utility Room

Tiled matching kitchen with fitted units matching main kitchen and rear entrance/exit.

### WC

Tiled floor matching utility with WC, WHB and wood panelled walls finished in gloss white.

### Living Room

6.13 x 3.64

Solid Maple flooring, coving to ceiling, dado rail. Recessed spotlights to ceiling, wooden Venetian blinds, supply for wall mounted television and cabled for surround sound.

### Dining Room

3.02 x 4.14

Solid Maple flooring, dado rail, cornice detail to ceiling. Fitted wall lights with matching centre piece. Double doors with glazed panels to kitchen and wooden Venetian blinds.

### Playroom

2.70 x 4.14

Separate side entrance with laminate wooden floor and wooden Venetian blinds

### Bedroom 1

3.85 x 4.44

Laminate wooden floor with fitted wardrobes, picture rail to walls and wooden Venetian Blinds.

### En Suite

Newly re-tiled walls and floor. Heated towel rail and new ¼ circle shower unit with curved glass door. Aqualisa pumped electric shower. New sanitary ware including glass bowl WHB and single lever tap.

### Bedroom 2

3.85 x 4.33

Laminate wooden floor with wooden Venetian Blinds and curtains.

### Main Bathroom

Tiled floor and walls to ceiling around bath. Victorian bathroom suite with pedestal bath. Triton T90si electric shower over bath.

### Bedroom 3

2.82 x 4.70

Laminate wooden flooring, wooden venetian blinds and curtains.

### Bedroom 4

3.27 x 3.23

Laminate wooden floor with wooden venetian blinds and curtains.

Features      Oil fired central heating  
PVC Double Glazed Windows  
Beautifully presented property  
Substantial tarmacadam front driveway

Garden        Very private landscaped rear garden with large paved patio area, raised  
planted beds finished with railway-sleepers.

Heating:      Oil Fired Central Heating

BER:           Rating:        C2  
BER No:        105053318  
EPI:            183.67 kWh/m2/yr

**Viewing by prior appointment with DNG Thomas Reid Auctioneers  
on 051-852233**

**DNG Thomas Reid Auctioneers PRSA License No. 002015**



Kitchen



Dining Area



Livingroom





Master Bedroom



Bedroom 2



Main Bathroom



En-suite



Entrance hall & stairs



Garden



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